AREA SCREENING CANADA PROGRAM

FEDERAL PROPERTY PROFILES

BATHURST

NEW BRUNSWICK

Public Works Canada
Travaux publics Canada

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PREPARED BY PUBLIC WORKS CANADA
REAL ESTATE SERVICES DIRECTORATE

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PREFACE

Real Estate Services Directorate of Public Works Canada, on behalf of the Treasury Board Advisory Committee on Federal Land Management (TBAC/FLM) carries out the Area Screening Canada Program to assist in the implementation of the Federal Land Management Policy approved by Cabinet in 1973. The basic principle of the policy is that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

In order to help fulfill this policy principle, the ongoing Area Screening Canada (ASC) Program systematically reviews the current use of federal landholdings in selected study areas across Canada. Each ASC report includes a map of federal government landholdings located within the study area and an urban profile which presents selected information on social, economical and environmental factors as well as trends that may have an impact on federal real property management. Land planning objectives of the various levels of government have been compiled to supplement the profile. Following a general description of the characteristics of the overall federal presence, all federal government landholdings are individually examined in their particular local context.

On 16 April 1986 the ASC report for the Bathurst, New Brunswick study area was approved by TBAC/FLM. All planning information relating to federal properties contained in this report is based upon data provided and reviewed by the various departments and agencies and is current to March 1986.

A restricted version of the ASC report is prepared for distribution to federal departments. This version provides a complete description and evaluation of each federal property in the study area. An unrestricted version of the report including a property inventory is available for public distribution.

As a follow up to this report, properties which appear to have potential for improved use are to be re-examined yearly or as warranted.

Public Works Canada gratefully acknowledges the participation of the Treasury Board Advisory Committee on Federal Land Management and other federal departments in the Area Screening Canada Program. A special thanks is extended to those federal and provincial departments and municipal organizations that provided information and data essential to the preparation of the individual reports. Appreciation is also extended to Public Archives Canada for the provision of the illustration depicted on the cover, which was taken from an exhibition of panoramic maps entitled "Birds-eye Views of Canadian Cities".

TABLE OF CONTENTS

		Page No.
PREFACE		i
TABLE OF CONTENTS		ii
LIST OF ILLUSTRATIONS		iii
EXECUTIVE SUMMARY		iv
1.0	INTRODUCTION	2
2.0	SOCIAL PROFILE	2
2.1	POPULATION	2
2.2	ECONOMIC PROFILE	4
3.0	LAND USE PROFILE	5
3.1	TRANSPORTATION	5
3.2	COMMERCE	6
3.3	INDUSTRY	7
3.4	HOUSING	8
3.5	RECREATIONAL AND OPEN SPACE	9
3.6	ENVIRONMENTAL ISSUES	10
4.0	GOVERNMENT LAND PLANNING OBJECTIVES	11
4.1	MUNICIPAL OBJECTIVES	11
	Transportation	
	Recreation and Open Space	
	Commercial	
	Industrial	
	Community Facilities	
4.2	PROVINCIAL OBJECTIVES	13
4.3	FEDERAL OBJECTIVES	13
	Federal Land Management Policy	
	Other Objectives	
	A General	
	B Program Related	

		Page No.
5.0	**FEDERAL PROPERTIES**	15
	5.1 FEDERAL PROPERTY CHARACTERISTICS	15
	5.1.1 Crown-Owned	15
	5.1.2 Leasehold Space	16
	5.2 FEDERAL PROPERTY PROFILES	

Site 1	CGR(CNR)	Canadian Government Railway Lands
Site 2	CP	Canada Post Building
Site 3	ND	Armoury
Site 4	Parks	Nicholas Denys National Historic Site
Site 5	PWC	Former Wharf Site
Site 6	PWC	Nicholas Denys Building
Site 7	RCMP	Police Detachment
Site 8	RCMP	Sub-Division/Detachment Site
Site 9	TC	Carron Point Range Front Light
Site 10	TC	Carron Point Range Back Light
Site 11	TC	West Bathurst Range Front Light
Site 12	TC	West Bathurst Range Back Light
Site 13	TC	Middle River Range Front Light
Site 14	TC	Middle River Range Back Light
Site 15	TC	Nepisiguit River Range Front Light
Site 16	TC	Nepisiguit River Range Back Light
Site 17	TC	Wharf and Right-of-Way

APPENDICES

A	Glossary of Terms	17
B	Abbreviations	19
C	ASC Published Reports	21
D	Bibliography	22

LIST OF ILLUSTRATIONS

(a)	Location Map	1
(b)	Area Map	3
(c)	Property Profiles	
(d)	Generalized Land Use Map - End Plate	
(e)	Property Map - End Plate	

EXECUTIVE SUMMARY

The Bathurst ASC study is focused on the area within the City of Bathurst which is located in northeastern New Brunswick on the south shore of Chaleur Bay. The City had a population of 15,705 in 1981 a decrease of 6.2% since 1971. In contrast, Bathurst had experienced a 9.3% increase in the five years preceeding 1971. There are indications that the population will remain relatively stable, at about 16,000 for the foreseeable future.

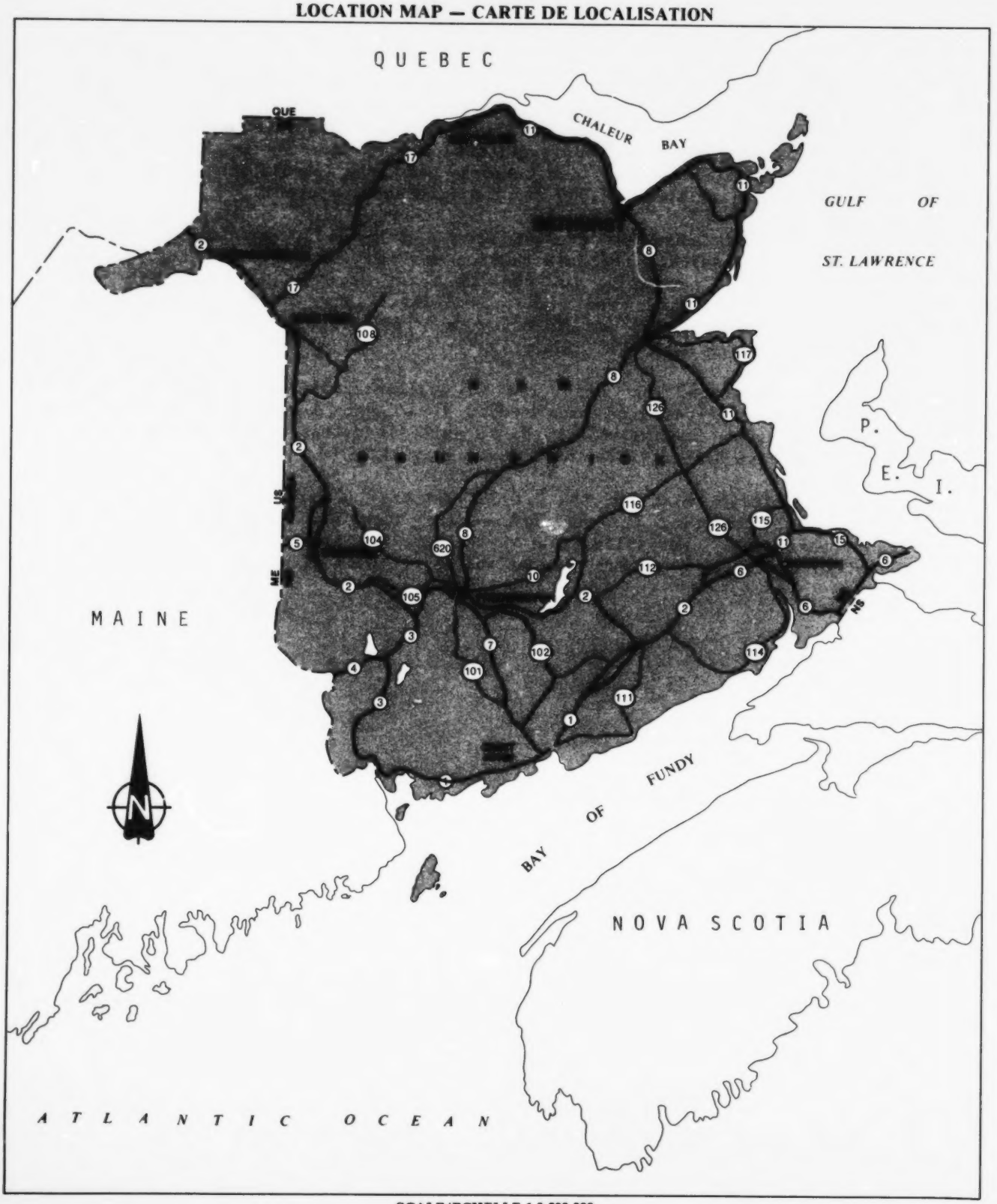
Bathurst's economic base has evolved from a pulp and paper town to become northeast New Brunswick's regional service centre. Almost two thirds of the labour force is employed in the tertiary sector (trade, finance, business/personal services and public administration). A further 20% make their living from mining or forestry and allied processing industries. Unemployment remains high (19% - July 1985).

The City has indicated that ample land is available within the city limits to accommodate the various land uses needed to support a population of 35,000. Residential growth favours West Bathurst while industrial uses are encouraged to locate in East Bathurst, in the industrial park.

A revised Municipal Plan for the City of Bathurst (January 1985) is based on objectives of promoting its regional service centre role and improving the urban environment. Revitalization of the CBD, an improved road network and relegated industrial areas are some of the major goals of the Municipal Plan.

BATHURST

LOCATION MAP — CARTE DE LOCALISATION



SCALE/ECHELLE 1:2,500,000

1.0 INTRODUCTION

The City of Bathurst (1981 population - 15,705) is situated in northeastern New Brunswick on the south shore of Nepisiguit Bay (Chaleur Bay) approximately 70 km west of the Gulf of St. Lawrence. Encompassing a land area of 90.99 km^2, the city surrounds Bathurst Harbour, a shallow, sheltered inlet at the mouth of the Nepisiguit River. The Area Screening Canada (ASC) study area boundaries are the municipal limits of Bathurst.

Prominent natural features in the the study area include Bathurst Harbour, Bathurst Basin and the Nepisiguit River, which together have resulted in the formation of a peninsula on which the City's CBD has developed.

The major economic activity of the City of Bathurst is that of a regional service centre, although forestry and mining with their related processing industries account for a significant portion of the region's economic base.

2.0 SOCIAL PROFILE

2.1 Population

FIGURE 1
POPULATION CHARACTERISTICS
CITY OF BATHURST

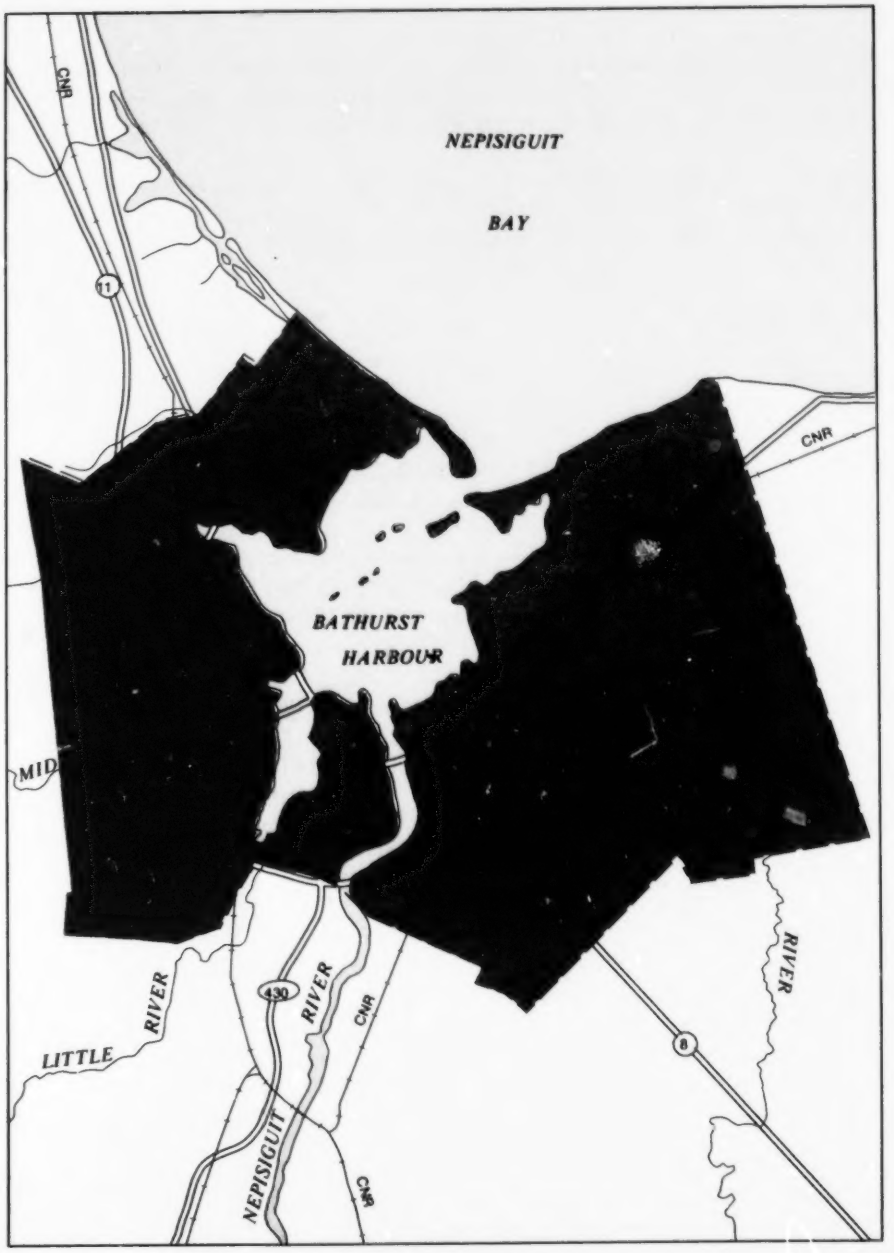
YEAR	POPULATION	PERCENTAGE CHANGE
1961	5,494	-
1966	15,256	*
1971	16,674	+ 9.3%
1976	16,301	- 2.3%
1981	15,705	- 3.8%
* Bathurst Parish was annexed to Bathurst and status changed to City in 1964.		
Source: SC, Census of Canada Catalogue 92-702 Volume 1		

The population of Bathurst has been relatively stable over the past 25 years. The development of Brunswick Mining and Smelting's No. 6 Mine and subsidiary smelting and fertilizer operations within 30 km of the city (see 2.2 Economic Profile) were largely responsible for the significant increase in population in the late 1960's.

The municipality believes that the City of Bathurst will reach a population of 18,000 by 1995. This would require an average annual increase of one percent which may be somewhat optimistic, especially in light of the lingering economic recession that has affected the country over the past few years.

BATHURST

STUDY AREA–AIRE D'ÉTUDE



Scale / Échelle 1:120,000

0 120
m

2.2 Economic Profile

From its origins as a pulp and paper town, the City of Bathurst has become the major regional service centre in northeastern New Brunswick. The Bathurst Trade Area covers all of Gloucester County and extends westward into Durham Parish of Restigouche County. Consequently, two-thirds of the City's labour force in 1981 was employed in the tertiary sector (see Figure 2). The relocation of the Central Index and Annuities branch of the Unemployment Insurance Commission to Bathurst in 1980, as part of the decentralization program, resulted in over 400 new jobs for the area. Between 1971 and 1981 the labour force declined by 16% with the most notable employment losses occurring in primary industry and manufacturing.

FIGURE 2
LABOUR FORCE BY INDUSTRY 1971, 1981
CITY OF BATHURST

INDUSTRY CATEGORY	% OF TOTAL		TOTAL NUMBER		RANKING	
	1971	1981	1971	1981	1971	1981
Primary Industry	20.8	12.3	1625	830	2	3
Manufacturing	16.5	11.6	1290	785	4	4
Construction	8.1	3.9	630	265	5	7
Transportation, Communication and Utilities	6.1	6.3	480	425	6	6
Trade *	19.1	22.4	1490	1515	3	2
Finance, Insurance & Real Estate*	2.2	3.9	175	265	8	7
Community, Business and Personal Services *	21.4	30.8	1670	2075	1	1
Public Administration and Defence *	5.8	8.8	450	590	7	5
TOTAL	100.0	100.0	7810	6750	-	-
* Tertiary Sector						

Source: Statistics Canada, Census of Canada 1971, 1981

While fishing and agriculture components of the primary industry sector have a negligible effect on labour force figures, forestry and mining contribute significantly. Consolidated-Bathurst (N.B.) Limited is the City's largest employer with 464 pulp mill workers and 160 woodlands employees in December 1984.* Many of the 1661 employees (December 1984) employed at the Brunswick Mines mining/milling operations southwest of the city live in Bathurst. Other city residents commute to Belledune, about 25 km northwest of Bathurst, to work at Brunswick Smelter (625 employees) or Belledune Fertilization (110 employees), two subsidiaries of the Noranda Group Brunswick Mines and Smelting.

Municipal officials are confident that additional jobs will materialize in the near future. A major hotel complex proposed for the CBD area would provide up to 150 jobs if constructed within the next two years (see 3.2 Commerce) and, as a consequence, would provide some relief to the high unemployment (19.0% - July 1985).

3.0 LAND USE PROFILE

The general structure of the study area is depicted on the Generalized Land Use Map. Both present and future land use patterns are shown.

3.1 Transportation

Air

Bathurst Airport, a municipally-owned airstrip, capable of handling small aircraft is located approximately 2.5 km west of the city limits along South Tetagouche Road. The region's main airport can be found at Charlo 65 km to the northwest.

Water

Continual heavy siltation combined with shallow waters and tidal action have reduced the economic viability of Bathurst Harbour. Minimal vessel traffic uses the port. The only activity is an occasional supply ship for Consolidated Bathurst's pulp mill or a cargo vessel with salt or other related commodities destined for the TC Wharf (Site 17).

Rail

Bathurst is served by both CN and VIA Rail. VIA provides daily passenger service to Halifax and Montreal, while CN provides freight service to these major centres as well as to smaller regional locations.

The station, intermodal (piggyback) freight shed and freight yard are situated in West Bathurst near the Bathurst Basin causeway (see Site 1).

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* The mill has been the subject of legal strike action since May 1985.

Road

Bathurst's coastal location and topography have resulted in a irregular urban road pattern. The CBD area has adopted a grid pattern; travel to eastern and western portions of the city from the central peninsula (CBD) necessitates crossing the Nepisiguit River or Bathurst Basin/Little River via bridges. A bypass expressway rings much of the city allowing through-traffic to avoid the downtown core.

Considerable peak hour congestion occurs in and around the CBD, especially along the Main Street/Village Bridge/St. Peter Avenue corridor. Intended improvements to this route, such as doubling the Village Bridge to four lanes and widening St. Peter Avenue to six lanes from the bridge to Vanier Boulevard, then four lanes to Youghall Drive, should relieve much of the existing congenstion, especially egress from the CBD.

The city is also studying the possibility of closing and re-routing certain local streets that currently feed St. Peter Avenue to minimize the number of intersections.

Additional proposed road network improvements include construction of a new Nepisiguit River Bridge downstream from the existing crossing (linking Miramichi Avenue and Harbourview Boulevard) and reconstruction or renovation of certain main arterials and railway overpasses/crossings. City council is studying a recently completed Transportation Master Plan that may modify or expand these proposals if it is adopted for inclusion in the Municipal Plan.

3.2 Commerce

Although there is sufficient land zoned or designated for commercial uses in the City of Bathurst (December 1984) there was very little vacant serviced land for immediate development. The average price per square metre for vacant commercial land is between $27 and $32.[1]

Based on a survey conducted in November 1984 by AES Consulting, approximately 1200 m^2 of vacant office space existed in the major commercial buildings in Bathurst. This appears to be sufficient space to accommodate demand for the near future.

Major retail commercial space can be found along St. Peter Avenue south of Vanier Boulevard, and along Main Street in the CBD. Smaller nodes are located along Miramichi Avenue south of Bridge Street, and north of Youghall Drive along St. Peter Avenue.

A 110 room hotel complex which will incorporate some office and retail commercial space, is expected to be constructed on Main Street near Murray Avenue within two years.

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1 Information provided by AES Consulting, Bathurst, December 1984.

FIGURE 3
MAJOR COMMERCIAL OFFICE SPACE
NOVEMBER 1984
CITY OF BATHURST

LOCATION	RENTABLE m^2	PRICE PER m^2	REMARKS
270 Douglas	3 106	$126	Net Lease
159 Main	3 344	$108	
219 Main	2 234	$95 - $127	Basement/Ground Floor (Net-Net Lease)
378 King	757	$126	
216 Main	257	$116	
195 Main	130	$ 75	Net Lease
786 Main	1 218	$ 44	
TOTAL m^2	11 046	$102	Average $/$m^2$
Source: AES Consulting, Bathurst, November 1984			

3.3 Industry

Bathurst's largest industry is the Consolidated-Bathurst Limited pulp mill, located on Main Street along the western Bank of the Nepisiguit River.

With the exception of a small cement plant operation in the east end of the city, the Consolidated-Bathurst mill is the only heavy industrial zone in Bathurst.

The Bathurst Industrial Park, a 60 ha wedge-shaped area situated near the Bathurst By-pass east of CN's Shippegan-Tracadie spur line (see Generalized Land Use Map), has been designated by the City to accommodate specific industry*. Price per hectare averages $35,000. Only 26% of the total usable area (22.26 ha) is occupied or sold.

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* Specific industry is defined as commercial/business services, storage, fabricating and processing industries characterized by a high standard of building design, construction materials and landscaping.

Light industry is encouraged to cluster in the area north of Bridge Street adjacent to the Port of Bathurst (Site 17) and in an unserviced light industrial area along Poplar Street near the City's solid waste landfill site. The City has also designated the railway track corridor as suitable for light industrial use.

Overall, industrial lands in the City of Bathurst are underutilized. There is sufficient land available in the designated areas to accommodate any demand for the foreseeable future.

3.4 Housing

In December 1984, there were over 800 serviced vacant residential lots within the city limits. Officials from both CMHC's Branch Office and New Brunswick Housing in Fredericton consider the housing market as being soft in Bathurst over the past few years. However, housing starts for January-August 1985 are double those for the same period in 1984 (see Figure 4).

A combination of new apartment construction (46 units), housing construction (25 units) and some out-migration due to continued labour unrest at Consolidated-Bathurst and at Brunswick Mines and Smelting, has resulted in substantial increases in the apartment vacancy rates in Bathurst over the past year.

In 1968 CMHC and New Brunswick Housing purchased the 23.1 ha Dawson Subdivision site situated off St. Peter Avenue in West Bathurst. In addition to a school, park and 140 row-housing units, 110 lots were developed for single and duplex housing. To date 54 of these serviced lots (5.1 ha) are still vacant. Federal and provincial housing officials agree that there has been a strong reluctance on the part of prospective homebuyers to purchase government assisted, middle to low income residential lots.

In addition to their one-quarter ownership share of the Dawson Subdivision, New Brunswick Housing has purchased two other properties for future residential development: a 5.4 ha parcel in the Parkwood Heights area in the northwest outskirts and a 10.2 ha property located off Bridge Street in East Bathurst.

West Bathurst has become the most popular area of the city for residential growth. The area north of St. Anne Street below Parkwood Heights is the prime location, followed by the Sea Winds Subdivision situated south of Vanier Boulevard between Bathurst Harbour and St. Peter Avenue.

There is sufficient land designated for residential development in Bathurst for the foreseeable future. City officials feel there is ample land to accommodate a population of 35,000. To help maintain the existing housing stock, the entire city is eligible for RRAP assistance.

FIGURE 4
SELECTED HOUSING CHARACTERISTICS
CITY OF BATHURST

PRIVATE OCCUPIED DWELLINGS (1981)		
Total	4,790	(100%)
Owned	2,970	(62%)
Rented	1,825	(38%)
VACANCY RATES* (October)		
6 units and over (private)	1.7%	(1984)
6 units and over (public)	1.4%	(1984)
6 units and over (private)	15.2%	(1985)
6 units and over (public)	2.7%	(1985)
HOUSING STARTS (Census Agglomeration)		
January-August 1984	34	
January-August 1985	63	

* CMHC consider an overall vacancy rate of between 2% and 3% to be healthy for the housing industry.

Source: SC, 1981 Census; CMHC Branch Office, Fredericton

3.5 Recreation and Open Space

The City of Bathurst has developed a hierarchy composed of regional, urban, community and neighbourhood parks to designate the existing and proposed recreational open space within the municipality. Youghall Provincial Park, located on Alston Point, serves both the City and the region, whereas Coronation Park, developed on land reclaimed from Bathurst Basin west of King Avenue, is designated as the urban park intended to serve the entire city with emphasis on athletic facilities.

Four community parks have been designated to serve the larger sectors of the city: two parks for the West sector (one existing and one proposed), one for the South sector (existing) and the fourth one for the East sector (proposed) (see Generalized Land Use Map). Neighbourhood parks, which are scattered throughout the city, provide for local needs with emphasis on man-made facilities intended for high intensity use.

There is sufficient land for park development within the municipal boundaries. Proposed major park developments include the creation of a new regional park in the Carter's Brook/Middle River Watershed in West Bathurst and regional beach facilities on Nepisiguit Bay in East Bathurst.

3.6 Environmental Issues *

The Consolidated-Bathurst pulp mill has continued to be a major source of air and water pollution to the Nepisguit River and Bathurst environs. However, under the terms and conditions of a Canada/New Brunswick agreement for the mill, the company is undertaking a modernization effort. The former kraft mill, a major source of air pollution, has been converted to a chemical/thermal/mechanical pulping operation. As well, under the terms of the agreement, compliance with federal and provincial requirements for the liquid effluent discharges must be achieved by December 1987. These changes, along with the construction of a wood waste boiler, are expected to result in major reductions in air pollution, water pollution and waste disposal at the mill.

In addition to high organic waste loadings from the Consolidated-Bathurst pulp mill, the discharges of heavy metals from old upstream mining operations should be noted. There are no active mines upstream at present but releases from abandoned or inactive operations are of concern. However, proper site restoration is in progress and these concerns should be reduced or eliminated when the work is completed. Those measures are being taken in concert with increased efforts to enhance salmon populations on the Nepisguit River system.

Brunswick Mining and Smelting have a base metal mining and milling operation outside of Bathurst. The mine effluent is discharged into the South Little River which empties into Bathurst Basin. As with any metal mining operation, considerable importance is given to the nature and quantity of heavy metals released. However, with this mine, an additional problem originates with thiosalts that are present in the discharge. At certain periods of the year, the thiosalts naturally break down and create acidic conditions in the South Little River. During these periods there occurs a redissolving and transport of heavy metals, along with their subsequent deposition in Bathurst Basin. Technical solutions are not plentiful or easily achieved from an economic point of view; however, resolution is actively being pursued with the company by the Environmental Protection Service and the provincial environmental agency.

The shellfish resource in Bathurst Harbour, is currently closed to recreational and commercial harvesting due to bacteriological problems. With the completion of the city's new sewage treatment plant in 1982/83 and further reductions (yet to be achieved) in organic loading to the harbour from the pulp mill, an opportunity may exist to permit the reopening of areas to shellfish harvesting.

The City of Bathurst presently owns and operates their own landfill site. However, Environment NB is investigating the feasibility of installing a regional site servicing the City as well as several surrounding communities. This would provide an opportunity to reduce the number of sites for refuse disposal and reduce environmental impacts through the intensive operation of one site.

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* The following information was compiled with the assistance of EC/EPS District Office in Frederiction, New Brunswick

4.0 GOVERNMENT LAND PLANNING OBJECTIVES

The land planning objectives of the various levels of government, (federal, provincial, and municipal) are presented as criteria to help assess the appropriateness of current use of federal holdings in the study area. The objectives range from general (federal and, to some extent, provincial) implying broad national or regional concerns to the specific (municipal). Objectives are the goals that each government attemps to achieve in a particular policy area. Programs and projects represent more specific means to achieve the stated objectives.

4.1 MUNICIPAL OBJECTIVES

The overall objectives of the City of Bathurst, upon which the 1985 Municipal Plan is based, is to promote the City's role as a major regional centre and as an attractive urban environment. Three basic objectives - more compact urban development, increased urban density and revitalization of the central area - have been incorporated in the plan. The objectives and policies shown in the following table are, for the most part, only those land use or social objectives or policies which have a potential or direct effect on federal landholdings.

FIGURE 5
SELECTED MUNICIPAL OBJECTIVES
CITY OF BATHURST

LAND USE SECTOR	OBJECTIVES	POLICIES	PROGRAMS/PROJECTS	ISSUES
TRANSPORTATION				
Water	Determine the viability of the Port in Bathurst in relation to future urban growth.	Reserve space for the Port of Bathurst		Proposed downstream bridge could seriously affect Site 17 future use.
Rail	Maintain suitable freight and passenger rail service.	Protect existing rail lines and facilities.		Policy has a direct positive effect on Site 1.
Road	Align and improve the City's urban and regional road network to improve CBD access	Improve road hierarchy to improve vehicular movement.	Double the lanes on the Village Bridge; new bridge across the mouth of the Nepisiguit River	Village Bridge expansion will affect Sites 5 and 13;, Nepisiguit Bridge approach would involve part of Site 17.
	Improve traffic flows throughout the city.		Widen St. Peter Avenue and Vanier Boulevard; reconstruction of railway crossings and resurfacing of King Avenue	Widening of Vanier Boulevard would affect Sites 7 and 8; remedial work on railway crossings could disrupt rail service (Site 1)

FIGURE 5
SELECTED MUNICIPAL OBJECTIVES
CITY OF BATHURST (Cont'd)

LAND USE SECTOR	OBJECTIVES	POLICIES	PROGRAMS/PROJECTS	ISSUES
RECREATION AND OPEN SPACE	Improve and diversify recreational facilities.	Develop an effective recreation/open space hierarchy	Solicit provincial assistance for a new regional park in Carter's Brook -Middle River Watershed.	New park may affect rail line corridor (Site 1)
COMMERCIAL	Redevelopment of the CBD as the nucleus for regional economic growth.	Designate CBD as a Development Scheme Area; encourage commercial and residential uses to congregate in CBD.	Purchase and infill waterlot (northeast tip of CBD) to expand CBD land base; new hotel proposal for Main Street.	Site 6 plays a major role in aiding CBD revitalization; waterlot may involve federal property (see Sites 9-16)
INDUSTRIAL	Relegate industrial uses to specific sectors to protect community from negative impacts.	Designate areas for heavy, light and specific industry.	Prepare and market property in Bathurst Industrial Park to accommodate future demand.	CN's piggyback operations (Site 1) could minimize negative impacts by relocating in Bathurst Industrial Park.
COMMUNITY FACILITIES				
Fire Protection	Highest possible level of fire protection.		Establish a fire station in the vicinity of Vanier/St. Peter Avenue.	Site 7 could be an acceptable location for a future fire station
Cultural Facilities	Protect buildings, sites sites or areas of historical significance.	Withhold demolition permits until decision whether to protect is made; establish a historical society to monitor historical sites/buildings		Site 3 includes a potential historically significant building.
Police Protection	Assure adequate police protection.	Police protection to be provided at acceptable levels		New RCMP Sub-Division/Detachment (Site 8) planned for 1986/87

4.2 PROVINCIAL OBJECTIVES

The Province of New Brunswick through its Community Planning Act (1974) administered by the Department of Municipal Affairs, ensures that each municipality has a provincially approved Municipal Plan to guide its growth and development. The provincial role is to ensure that accepted processes, such as public participation, council approval and qualified municipally-legislated authority are adhered to during the development of a Municipal Plan. Otherwise, municipalities are left on their own to plan development.

Certain areas (provincial highways and roadways, the environment, and provincial recreational open spaces) are the responsibility of the Province to fund or cost share with the municipality. In addition, the Province provides technical and funding assistance for many other municipal projects or programs, such as residential land assembly and development, industrial park creation, selected infrastructure, utilities and municipal road improvements.

4.3 FEDERAL OBJECTIVES

Federal Land Management (FLM) Policy

It is the policy of the government that federal real property be managed economically and efficiently and that it be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

Other Objectives

The following federal objectives were primarily derived from the First Annual Review of the Senior Interdepartmental Committee on Urban Affairs and other federal policy documents.

A. General

(i) To achieve a more balanced pattern of growth in metropolitan areas.

(ii) To achieve a more balanced pattern of cities and towns, with increased emphasis on small, medium size and new communities.

(iii) To improve the physical environment of larger urban centres.

(iv) To improve the social environment of larger urban centres.

(v) To contribute toward the efficient and effective development and use of urban services.

(vi) To encourage the efficient use of scarce energy resources.

B. **Program Related**

(i) To ensure an adequate supply of serviced residential land.

(ii) To conserve and improve stable, low and moderate income residential areas.

(iii) To promote neighbourhood conservation and revitalization.

(iv) To assist in the development and rehabilitation of housing for rural and native groups.

(v) To enhance the quality of the environment by the improved management and utilization of natural resources.

(vi) To realize the potential of each region, through economic and social development.

(vii) To attract investment into relatively slow growth areas.

(viii) To provide facilities to foster the optimum development of marine transportation.

(ix) To preserve Canada's historic heritage.

(x) To preserve lands of particular ecological value.

(xi) To assist municipalities in undertaking a program of rail relocation.

(xii) To ensure that federal government institutions do not build or support any future flood-vulnerable developments in flood risk areas.

5.0 FEDERAL PROPERTIES

5.1 FEDERAL PROPERTY CHARACTERISTICS

5.1.1 Crown-Owned

FIGURE 6
FEDERAL LANDHOLDINGS BY OWNER-CITY OF BATHURST

DEPARTMENT OR AGENCY	NUMBER OF PROPERTIES	AREA (ha)	REMARKS
CGR (CNR)	1	-	Area not provided by CNR
CP	1	0.2369	
ND	1	0.0809	
Parks	1	0.0809	Site leased from City of Bathurst
PWC	2	0.923	One site is 100% waterlot
RCMP	2	1.5069	
TC	9	1.5025	Area excludes 4 Range Light Sites (area undefined or no title)
TOTAL	17	4.3311*	* excludes CGR (CNR) lands

With the exception of CN and Parks (which own a cairn on a leased site), five departments occupy a total of 4393.3 rentable m^2 of Crown-owned building space in the City of Bathurst.

FIGURE 7
CROWN-OWNED SPACE BY TYPE (IN RENTABLE m^2)
CITY OF BATHURST

DEPARTMENT	OFFICE	PROCESSING	STORAGE	OTHER	REMARKS
CGR (CNR)	-	-	-	-	Information not provided by CNR
CP	301.8	1128.5	505.5	-	Storage includes 109.4 m^2 vacant space
ND	-	-	-	662.3	Armoury (net area)
Parks	-	-	-	-	
PWC	7850.4	943.6	288.9	516.2	OTHER is computer/lab
RCMP	-	-	-	255.4(E)	Police Detachment (no breakdown available)
TC	-	-	105.8(E)	-	CCG Emergency Depot
TOTAL	8152.2	2072.1	900.2	1433.9	

5.1.2 Leasehold Space

Ten departments occupy a total of 2152.2 rentable m^2 of PWC controlled leasehold space in four buildings in the City of Bathurst. The space is comprised of 1690.1 m^2 of office space of which 41 m^2 is vacant and 431.7 m^2 of storage space. The present (September 1985) Crown-owned to lease ratio is 67:33.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 1

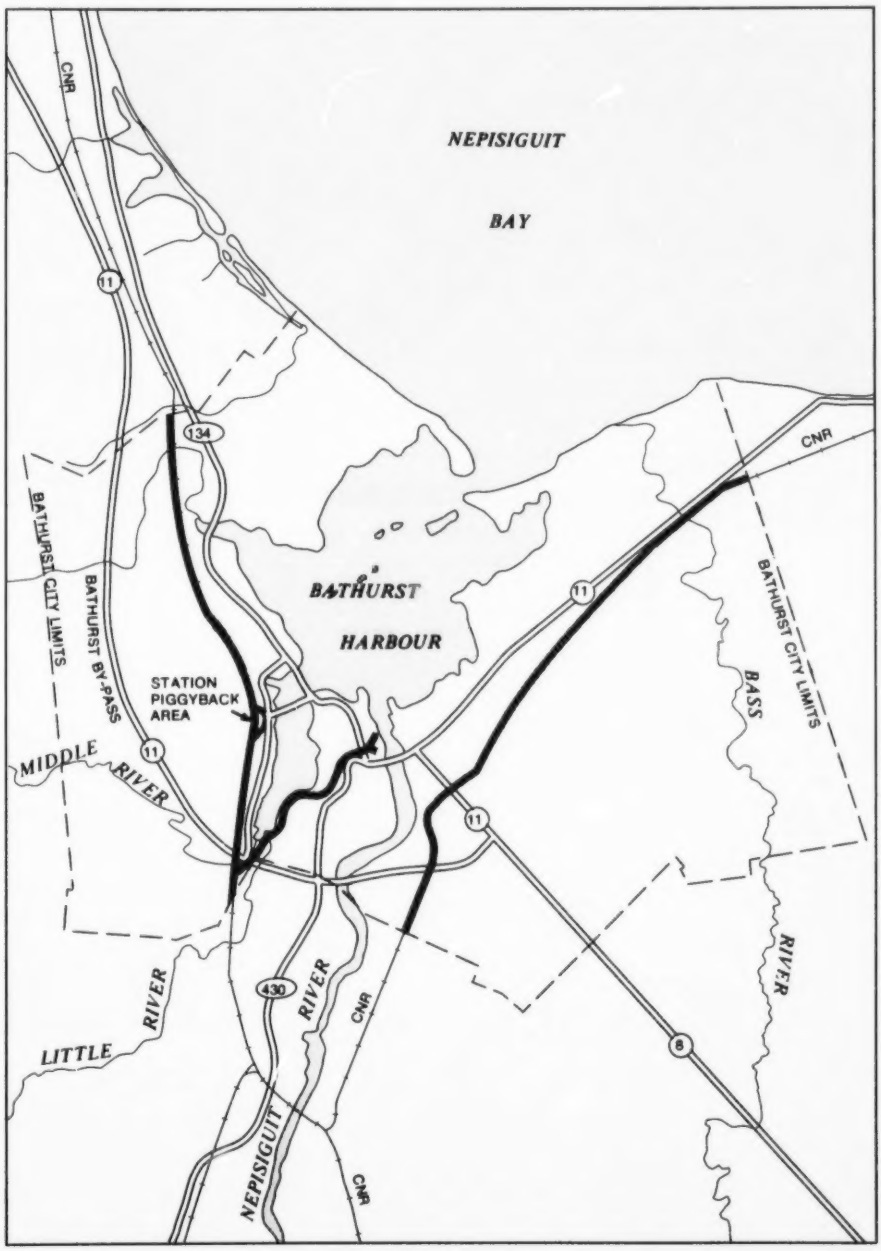
Canadian Government Railway Lands
Terrains des chemins de fer du gouvernement du Canada

Bathurst
Bathurst

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC:
not in the CRPI pas dans le RIC

STUDY YEAR/ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY
STRUCTURE
LAND

PROPRIÉTÉ FÉDÉRALE
STRUCTURE
TERRAIN

Scale / Échelle 1:120,000

0 120
m

PROPERTY DESCRIPTION (1) CANADIAN GOVERNMENT RAILWAY LANDS

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
*Not available	Irregular	Not available	*Not available

ZONING	PHYSICAL CHARACTERISTICS
Unzoned (Rail line right-of-way)	Rail lines transverse a variety of topography; station area-level, Piggyback-slight grade

USE	SERVICES AVAILABLE
Rail lines, spur lines, station, Piggyback operations 1% buildings/structures, 30% track bed, 69% buffer (E)	Electricity, water, sewer (where needed)

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	*Not available	-	*Not available		None
1	1	*Not available	-	*Not available		None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Brick veneer	*Not available	Fair	*Not available
1	Concrete block	*Not available	Good	*Not available

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CNR	-	-	Piggyback - Transit Shed	*Not available
1	VIA	*Not available	*Not available	VIA Station	*Not available

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
*Not available			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
Various; CBD - Central Business District	Various (industrial, residential commercial, transportation)	Generally low

TRENDS	PLANNED CHANGE
Relatively stable	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Rail and intermodal service for the Bathurst area	Good by rail, fair by road and foot (station, piggyback)	Ample parking available for public/operations

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Handicapped services provided at the station, not required elsewhere	*Not available

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
*Not available	*Not available	*Not available	CN pays grants

ADDITIONAL INFORMATION

*In a letter dated 06 March 1985, CN Real Estate - Moncton stated that the ASC property profile and evaluation questionnaire are not applicable as these lands are used for rail operations.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 2

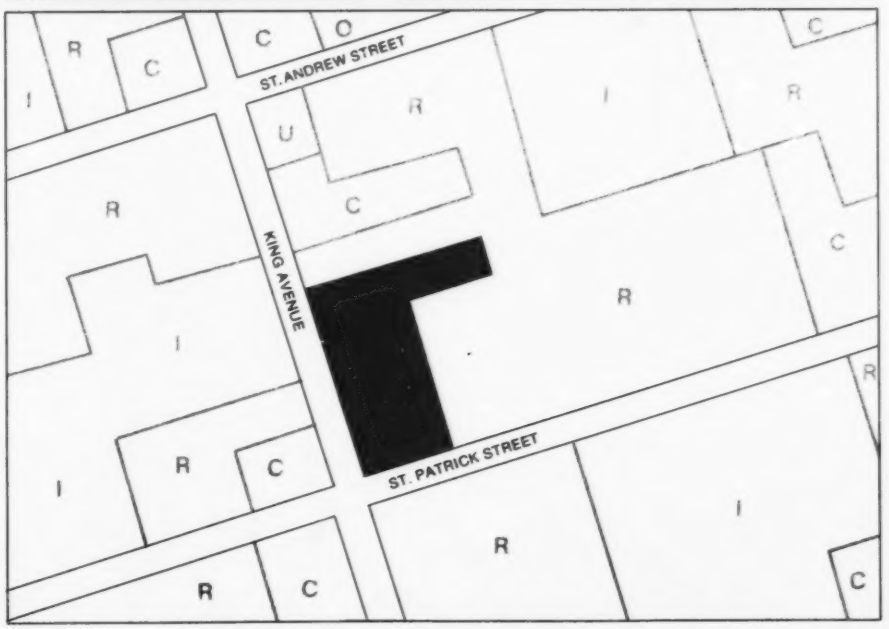
Canada Post Building
Immeuble de Postes Canada

St. Patrick Street at King Avenue
Au coin de la rue St-Patrick et de l'avenue King

OWNER PROPRIÉTAIRE
CP PC

CRPI RIC
1315011 003 CPO0 04872

STUDY YEAR ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (2) CP CANADA POST BUILDING - BATHURST

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.24 ha	Irregular*	N/A	1957/$78,000

ZONING	PHYSICAL CHARACTERISTICS
Inst-Institutional	Level, corner lot

USE	SERVICES AVAILABLE
Post Office site 40% building, 60% parking/access	Water, sewer, electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2 + B	2318.2m^2	1935.8 m^2	1715.9 m^2	1959	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Stone and block facing	Main level working area refloored (1984)	Good	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	CP	1636.2m^2	-	Process, office and warehouse	51
	RC-CE	190.2m^2	Monthly	Office and warehouse	3
	Vacant	109.4m^2	-	Warehouse	

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R1-Residential, CBD-Central Business District	Residential, commercial, church, city hall/fire hall	Low to medium

TRENDS	PLANNED CHANGE
Stable neighbourhood	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Prominent central location with good access	Car and foot	22 operational spaces; limited street parking

HANDICAPPED SERVICES	PLANNED ACTIVITIES
No handicapped access - elevator only	Heating system renovations

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$69,116 (1983/84)	$19,929 (1984) RC-CE (shadow)	$826,640 (MGPV) (1982)	$22,070 (1982)

ADDITIONAL INFORMATION

*Frontage along eastern side of King Avenue is 62.48 m and frontage along northern side of St. Patrick Street is 30.48 m.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 3

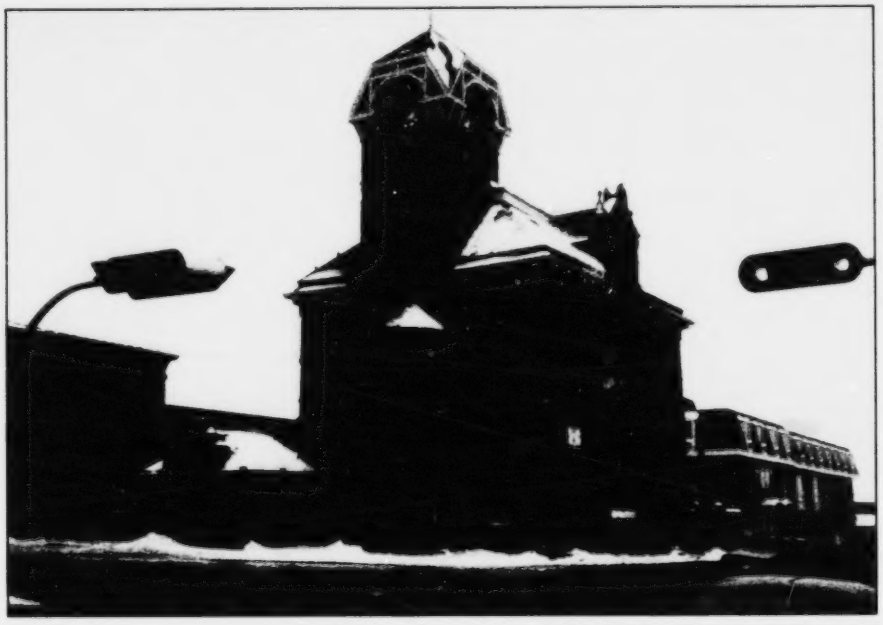
Armoury
Manège militaire

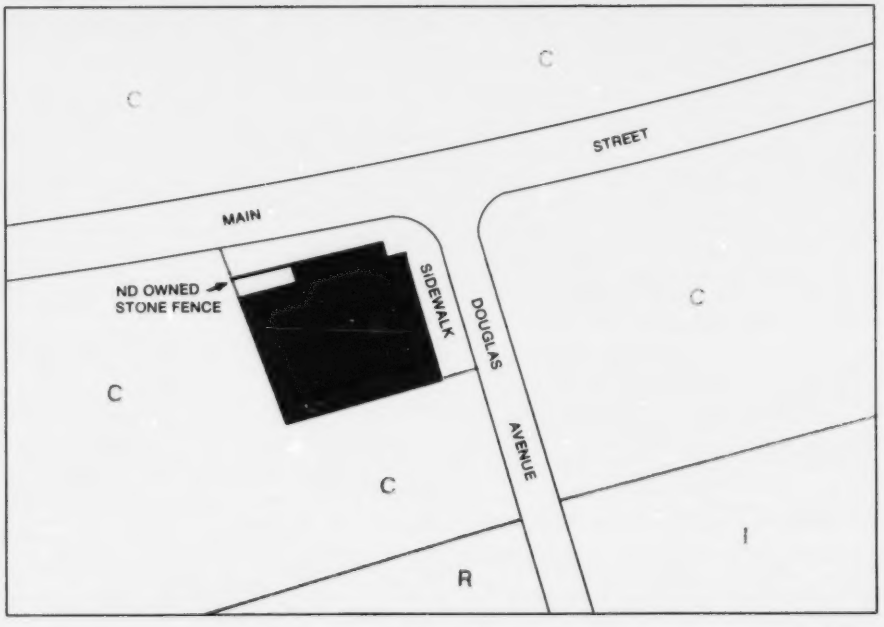
Main Street at Douglas Avenue
Au coin de la rue Main et de l'avenue Douglas

OWNER PROPRIÉTAIRE
ND DN

CRPI RIC:
1315011 003 DND0 04869

STUDY YEAR ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.08 ha	30.5 m x 24.4 m(E)	N/A	1884,1959*/$1,000

ZONING	PHYSICAL CHARACTERISTICS
CBD-Central Business District	Level, corner lot; building encroaches on a portion of Main Street right-of-way.

USE	SERVICES AVAILABLE
Militia armoury/vehicle compound site 50% structure, 50% access/compound	Water, sewer, electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	2½	822.7 m^2	-	662.3 m^2	late 1880's	None (subject to FHBRO review)

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Stone facing	None	Fair	20 years (minimum)

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	ND	-	-	Militia armoury	2

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CBD-Central Business District	Commercial, cemetery	Medium

TRENDS	PLANNED CHANGE
Stable area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
No site specific requirement (must be in the Bathurst area)	Car and foot	6 spaces; limited street parking

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None required	Property will be declared excess after construction of a new replacement facilities (date and location unknown)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$59,726(1984/85)	None	$128,300 (MGPV) (1982)	$4,425 (1982)

ADDITIONAL INFORMATION

*ND purchased the former Bathurst Post Office from PWC in 1959.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 4

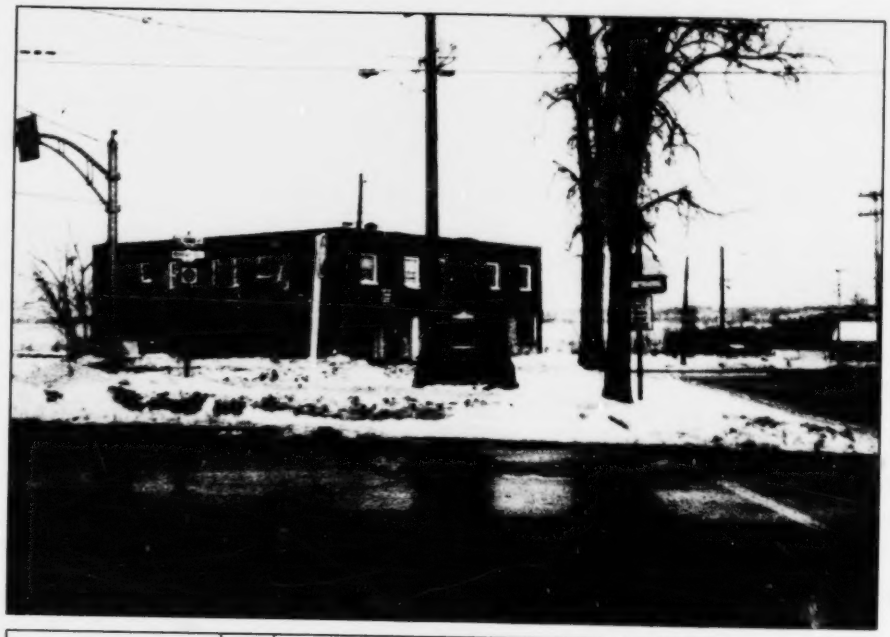
Nicholas Denys National Historic Site
Lieu national historique Nicholas Denys

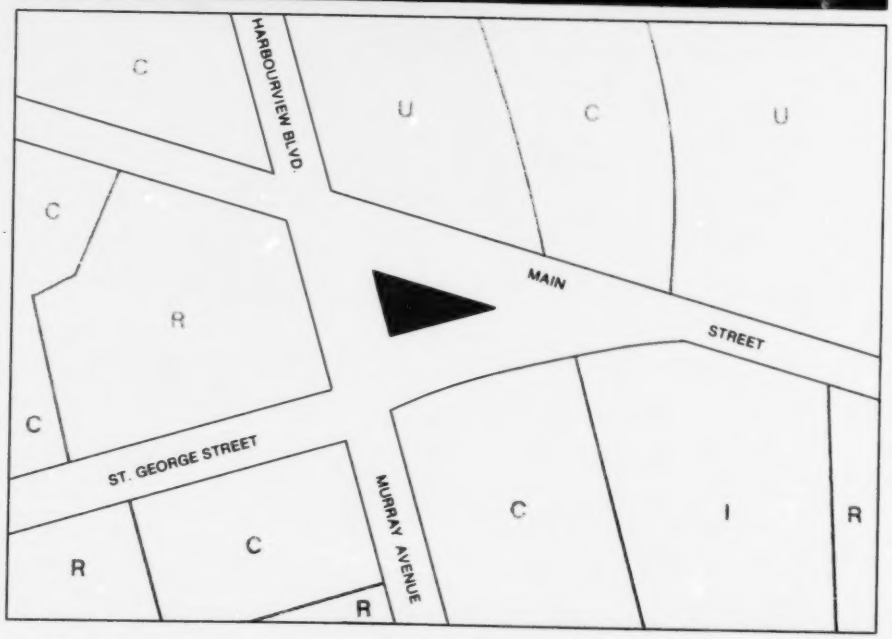
Main Street at Murray Avenue
Au coin de la rue Main et de l'avenue Murray

OWNER PROPRIÉTAIRE
Parks / Parcs

CRPI RIC:
1315011 003 DOE2 04882
1315011 003 DOE2 04883

STUDY YEAR ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (4) Parks NICHOLAS DENYS NHS - BATHURST

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.08 ha*	Triangular (wedge)	N/A	1924/$0

ZONING	PHYSICAL CHARACTERISTICS
CBD-Central Business District	Landscaped, wedge-shaped, level site

USE	SERVICES AVAILABLE
National Historic Site 5% cairn, 95% landscaped	Electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
					0

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Field stone cairn (bronze plaque)	2.5 m high	Fair (erected 1924/25)	Historic monument

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CBD-Central Business District	Commercial, vacant	Low to medium

TRENDS	PLANNED CHANGE
Stable	Hotel/commercial complex proposed for Main Street northwest of property

OPERATION

REQUIREMENTS	ACCESS	PARKING
Good access and visibility	Car and foot	None on-site; limited street parking

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Cairn is accessible	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$100/annum	$0	Leased site	$0(leased site)

ADDITIONAL INFORMATION

*The land is leased from the City of Bathurst for a period of 99 years from 1924.
Historic sites are included in ASC studies for inventory purposes only.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 5

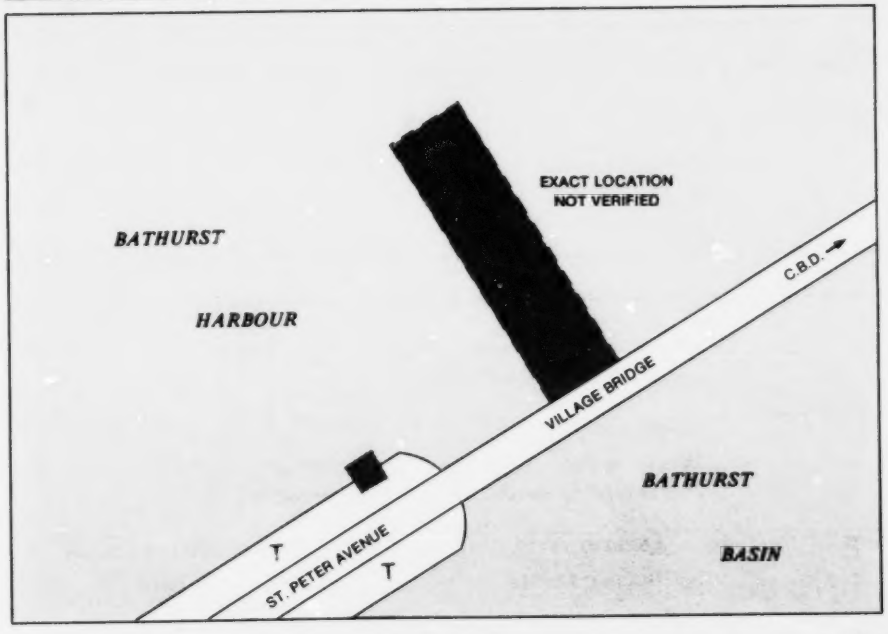
Former Wharf Site
Ancien emplacement d'un quai

Village Bridge, St. Peter Avenue
Pont Village, Avenue St-Peter

OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC
1315011 003 DPW0 04876

STUDY YEAR ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (5) PWC FORMER WHARF SITE - BATHURST

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.06 ha	12.2 m x 53.0 m	N/A	1915/$1

ZONING	PHYSICAL CHARACTERISTICS
Unzoned	Waterlot

USE	SERVICES AVAILABLE
Former wharf site 100% waterlot	Electricity (available on bridge)

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
					0

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R2 - one and two family residential	Highway bridge	Low

TRENDS	PLANNED CHANGE
Stable area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
None	Water and road (bridge)	None

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	This property is on the PWC preliminary list of properties proposed to be transferred to TC

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$0	$0	Not available	No grant paid

ADDITIONAL INFORMATION

The property was acquired from the Province in 1915 for $1 with no reversionary clause.
The wharf was destroyed by a storm in 1938.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 6

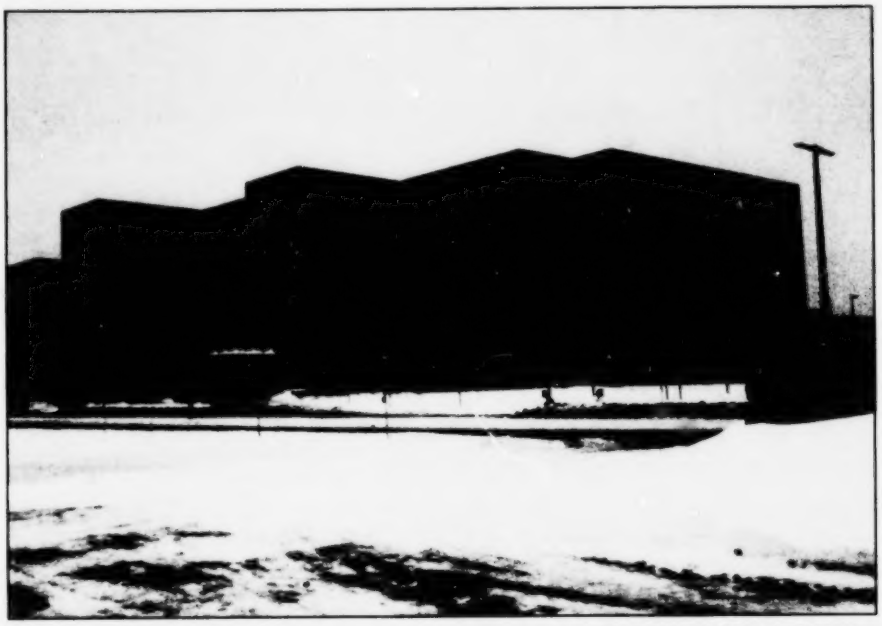
Nicholas Denys Building
Immeuble Nicholas Denys

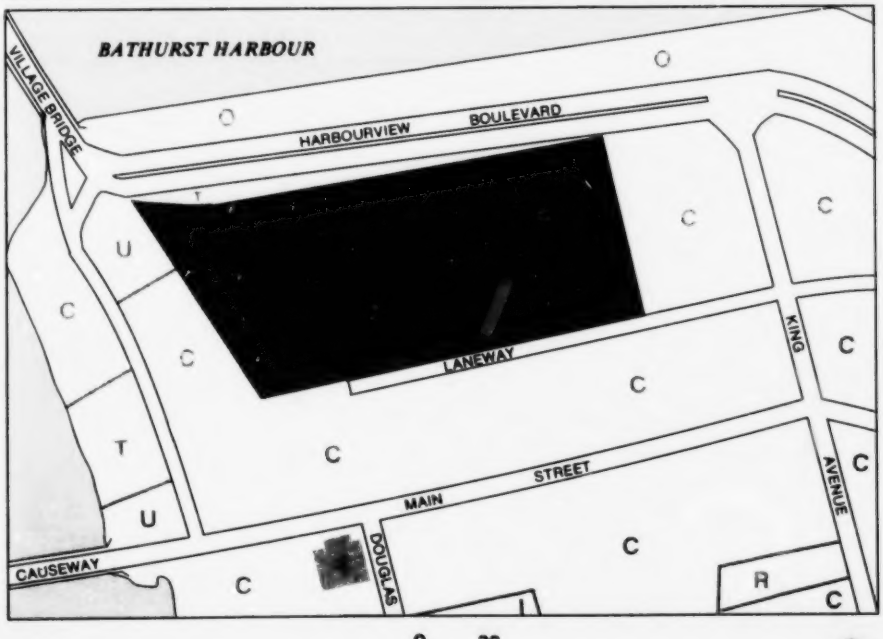
Harbourview Boulevard
Boulevard Harbourview

OWNER PROPRIÉTAIRE
PWC / TPC

CRPI RIC
1315011 003 DPW0 04881

STUDY YEAR ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL R
COMMERCIAL	COMMERCIAL C
INSTITUTIONAL	INSTITUTIONNEL I
INDUSTRIAL	INDUSTRIEL IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION O
UNDEVELOPED	NON AMÉNAGÉ U

PROPERTY DESCRIPTION (6) PWC NICHOLAS DENYS BUILDING - BATHURST

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.86 ha	180m x 85 m (average)	Lot #1, Registered Plan #8, City of Bathurst	1978/$371,000

ZONING	PHYSICAL CHARACTERISTICS
CBD-Central Business District	Level, land-filled property; completely landscaped

USE	SERVICES AVAILABLE
General purpose office building 30% building, 70% parking/access/landscaping (E)	Electricity, water, sewer

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	5	12 544 m^2	9799.1 m^2	8873.1 m^2	1980	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Steel frame/ brick veneer	None	Good	30 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	EIC	9615.8 m^2	monthly	Office (7796.4 m^2), process (814.3 m^2), computer (516.2 m^2), warehouse/storage (288.9 m^2)	511
	PWC	77.1 m^2	-	Office (54 m^2), process (23.1 m^2)	3
	CATERPLAN	106.2 m^2	-	Process	5
	Commissionaires	-	-	-	6

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
CBD-Central Business District P-Public Open Space	Parking lots, retail/commercial, tourist bureau, waterfront open space	Low to medium

TRENDS	PLANNED CHANGE
Stable area	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Large prominent site in CBD with good access; area requirement - part of decentralization program	Car and foot	52 spaces; municipal parking lots nearby

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Building completely barrier-free with seven parking spaces for handicapped	Building space optimization study (1986/87)

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$313,852 (1983/84)	$1,441,931/(1984) (shadow)	$7,100,000 PWC/RES Asset Valuation (1985)	$162,825 (1982)

ADDITIONAL INFORMATION

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 7

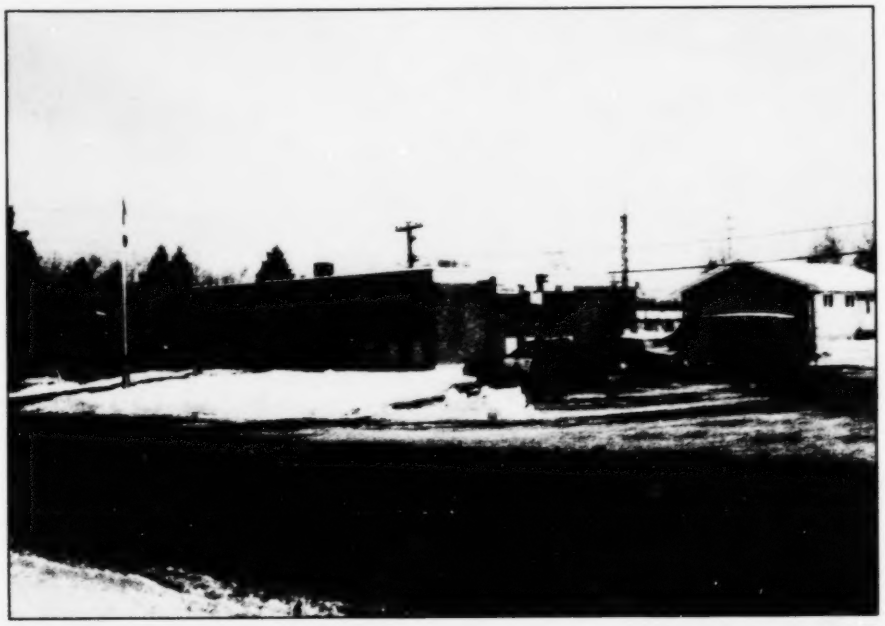
Police Detachment
Détachement

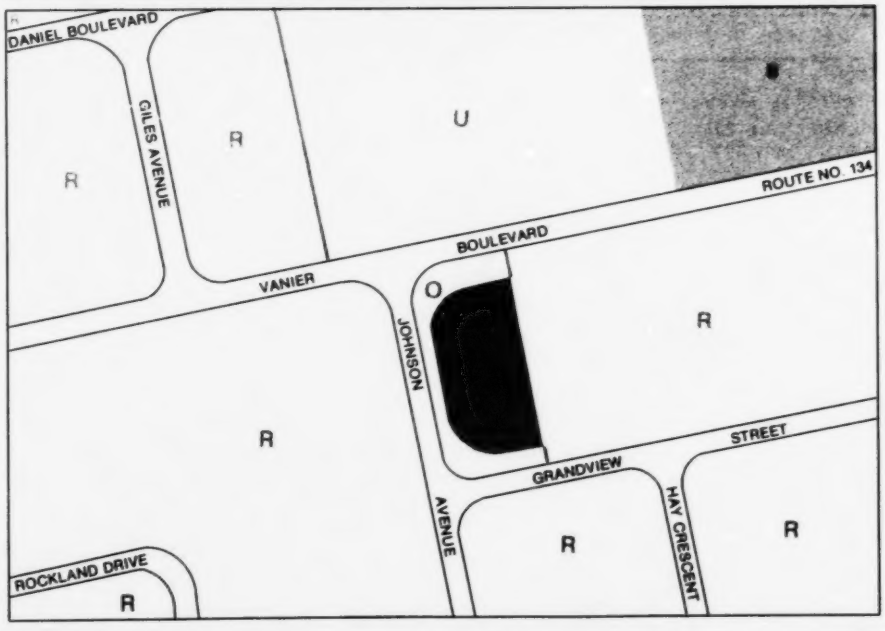
1370 Johnson Avenue
1370, avenue Johnson

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC:
1315011 003 RCM0 04886

STUDY YEAR ANNÉE D'ÉTUDE
1985





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LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

PROPERTY DESCRIPTION (7) RCMP DETACHMENT - BATHURST

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
0.20 ha	62 m x 32.6 m	N/A	1966/$4,000(E)*

ZONING	PHYSICAL CHARACTERISTICS
R2-One and Two Family Residential	Landscaped front yard; wooded side lot

USE	SERVICES AVAILABLE
RCMP Detachment 15% building, 25% access/parking, 15% landscaped; 45% undeveloped/wooded	Water, sewer, electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1	1	319.2 m^2	255.4 m^2(E)	204.3 m^2(E)	1961(E)	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1	Concrete block/brick veneer	Basement repairs (water seepage) (1982)	Fair	10 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1	RCMP	-	-	Police detachment	13

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R2-Two family residential R3-Multi family residential	Single family homes, undeveloped lots (RCMP Site 8)	Low

TRENDS	PLANNED CHANGE
Stable	RCMP Sub-division/Detachment (Site 8) planned for 1986/87; N.B. Housing plan to develop lot adjacent to RCMP Site 8 sometime in future.

OPERATION

REQUIREMENTS	ACCESS	PARKING
Co-location of Sub-division/Detachment; good access to bypass highway; operational/client parking space	Car and foot	No client parking; 13 operational spaces; limited street parking

HANDICAPPED SERVICES	PLANNED ACTIVITIES
None (no plans)	RCMP plan to declare this property excess once the new Sub-division/Detachment (Site 8) is built in 1986/87

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$29,200 (1983/84)	$0	$96,550 (MGPV) (1982)	$2,578 (1982)

ADDITIONAL INFORMATION

*Property was leased by RCMP prior to purchase of land and building for $44,000 in 1966.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 8

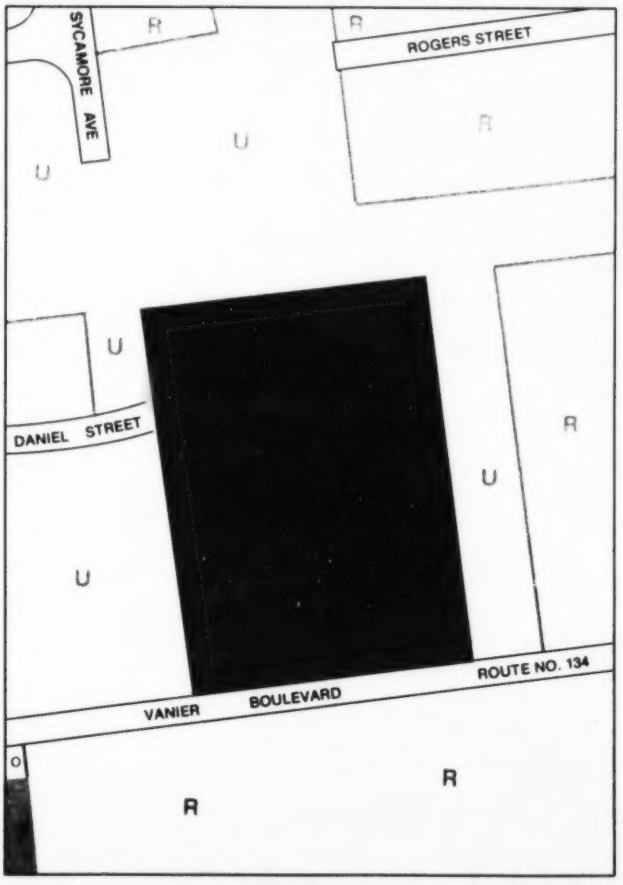
Sub-division/Detachment Site
Emplacement d'un détachement/sous-division

Vanier Boulevard
Boulevard Vanier

OWNER PROPRIÉTAIRE
RCMP / GRC

CRPI RIC.
1315011 003 RCM0 28687

STUDY YEAR / ANNÉE D'ÉTUDE
1985



LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN	
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES	
RESIDENTIAL	RÉSIDENTIEL	R
COMMERCIAL	COMMERCIAL	C
INSTITUTIONAL	INSTITUTIONNEL	I
INDUSTRIAL	INDUSTRIEL	IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS	T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION	O
UNDEVELOPED	NON AMÉNAGÉ	U

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Scale / Échelle 1:2,400

PROPERTY DESCRIPTION (8) RCMP SUB-DIVISION/DETACHMENT SITE - BATHURST

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.30 ha	99.1 m x 131.6 m	Parcel 81-2, Vanier Boulevard, City of Bathurst	1982/$40,000

ZONING	PHYSICAL CHARACTERISTICS
R3 - Multiple Family Residential	Fairly level, lightly wooded lot

USE	SERVICES AVAILABLE
Future RCMP Sub-division/Detachment Site 100% undeveloped	Water, sewer, electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
1*	2	1274.9 m^2	1062.5 m^2	885.4 m^2	1986/87 (planned)	None

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE
1*	Anodized aluminum/brick veneer**	None		35 years

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
1*	RCMP	-	-	Sub-division/Detachment (Sub-division to occupy second floor)	35(E)

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
None			

SURROUNDING AREA

ZONING	LAND USE	DENSITY
R3-Multiple Family R2-Two Family Residential	Residential, RCMP Detachment (Site 7), undeveloped	Low

TRENDS	PLANNED CHANGE
Stable neighbourhood	NB Housing plans to develop the property adjacent to the western boundary of this site

OPERATION

REQUIREMENTS	ACCESS	PARKING
Large property with good access, ample parking and functional interior space	Car and foot	55 spaces (35 operational, 20 client)

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Barrier-free access will be incorporated into design	Construction of a new facility is expected to be complete by April 1987-projected land and construction costs are $2,157,000

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$0	$0	$50,000 (1985) (land only)	$1,003 (1983) land only

ADDITIONAL INFORMATION

* All building information is preliminary (Class D Estimate - February 1985) and is subject to modification.

** Wood frame construction (concrete block for cell/holding area)

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 9-16

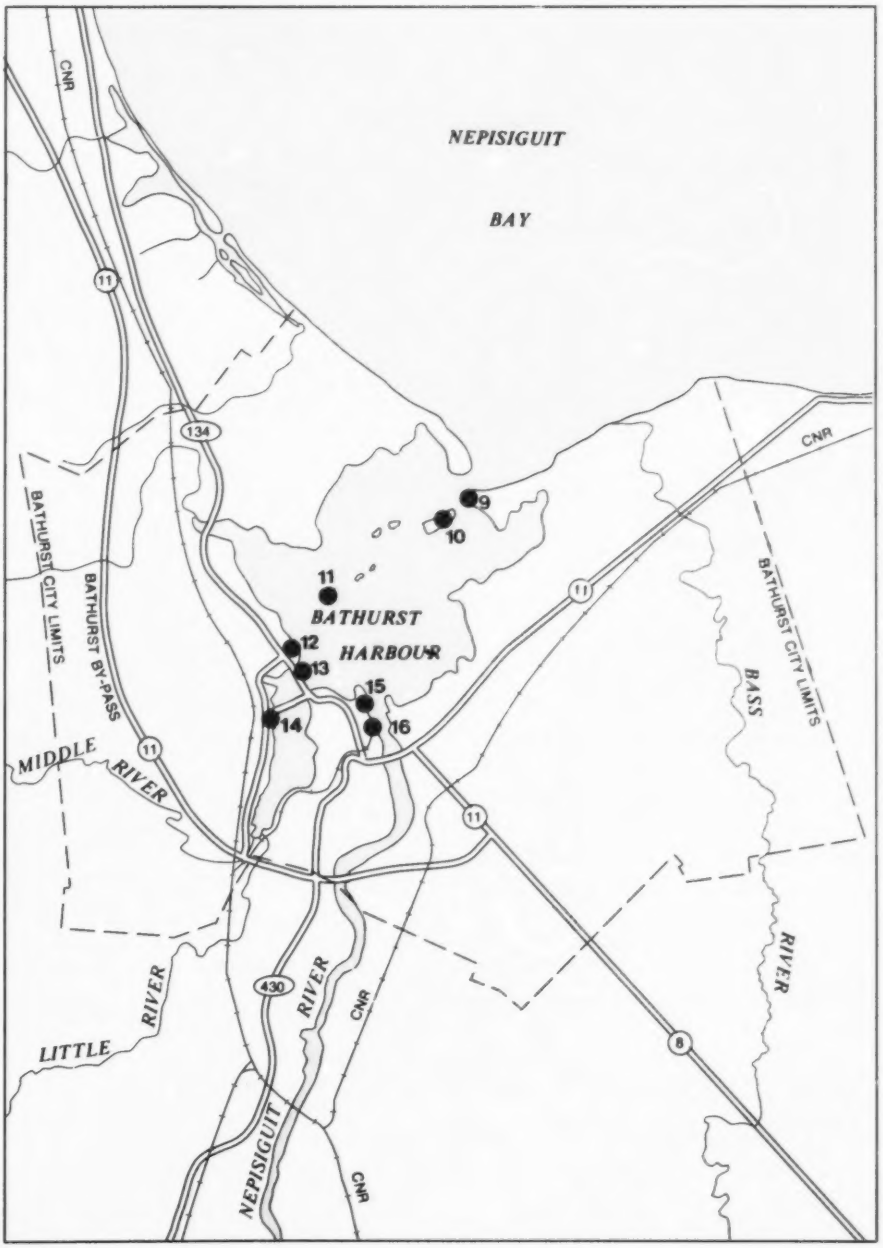
Marine Navigational Aids
Aides à la navigation maritime

Various Locations
Différents emplacements

OWNER PROPRIÉTAIRE
TC / TC

CRPI RIC
SEE TEXT / VOIR TEXTE

STUDY YEAR / ANNÉE D'ÉTUDE
1985



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LEGEND / LÉGENDE

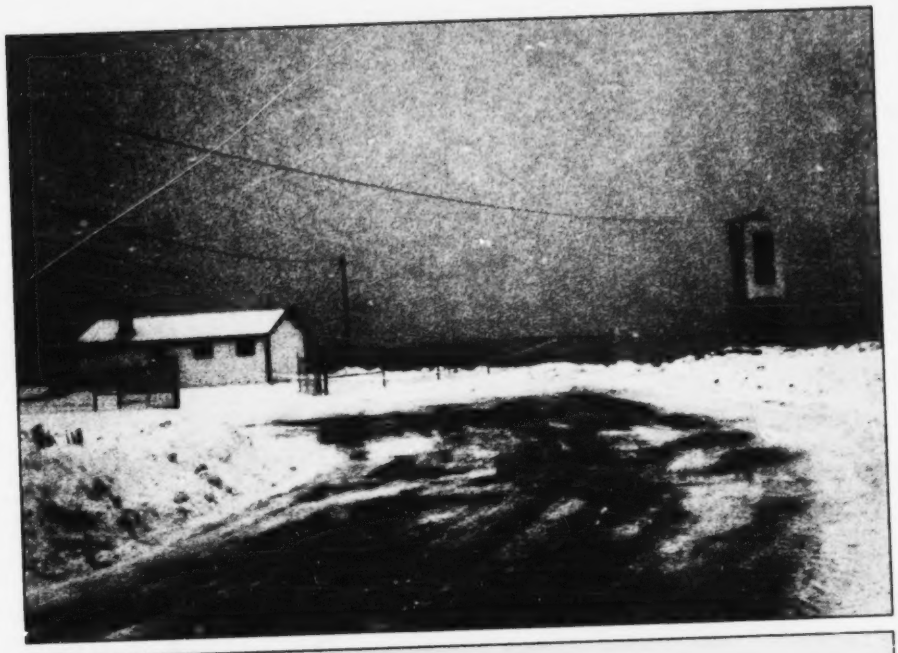
FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN

TC
MARINE NAVIGATIONAL AIDS
BATHURST HARBOUR

Site	CRPI No.	Property Title (CCG No.) (Tower Height)	Location	Area
9	1315008003MOT104865	Carron Point Range Front Light (1331) (6.4 m)	Carron Point	323.75 m^2
10	Not in the CRPI	Carron Point Range Back Light (1332) (15.5 m)	on shoal near Carron Point, Bathurst Harbour	-
11	Not in the CRPI	West Bathurst Range Front Light (1333) (3.4 m)	Nepisiguit River Channel (on mud flats), Bathurst Harbour	-
12	Not in the CRPI	West Bathurst Range Back Light (1334) (6.4 m)	off Riverside Drive (Consolidated-Bathurst property)	84.64 m^2 (leased)
13	Not in the CRPI	Middle River Range Front Light (1335) (6.7 m)	Village Bridge, St. Peter Avenue	-
14	1315011003MOT104884 1315011003MOT104885	Middle River Range Back Light (1336) (12.5 m)	Riverside Drive at Causeway/Queen Street	Undefined (leased)
15	1315008003MOT122315	Nepisiguit River Range Front Light (1337) (9.4 m)	Foot of St. Andrew Street	1282 m^2 (leased)
16	1315008003MOT123570	Nepisiguit River Range Back Light (1338) (15.5 m)	Consolidated-Bathurst Wharf, Main Street	84.64 m^2 (leased)

NOTES:
1. Site 10, 11, and 13 have no official Crown-owned property associated with the Range Light structures. The harbour may be owned by the Federal Crown (see OTHER).
2. TC is presently having properties 10, 11, 12, and 13 entered into the CRPI.
3. Site 12 and 16 are leased from Consolidated-Bathurst (N.B.) Limited on a year-to-year basis for $375/annum from November 1983 (lease renewal).
4. Site 14 - lease with C. Smith and Sons Limited for three (3) parcels of land (area not defined) for Middle River Back Range Light, right-of-way and power line. The lease is for 25 years from 01 September 1971 for a term rental of $1,000.
5. Site 15 - lease with George Eddy Company Limited for 1282 m^2 for the purposes of erecting and maintaining a Range Light together with an access/utilities right-of-way. The lease is for 8 years from 06 December 1978 at an annual rate of $120.

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ



Site 9

Site 16

PROPERTY PROFILE
PROFIL DE LA PROPRIÉTÉ

Site 17

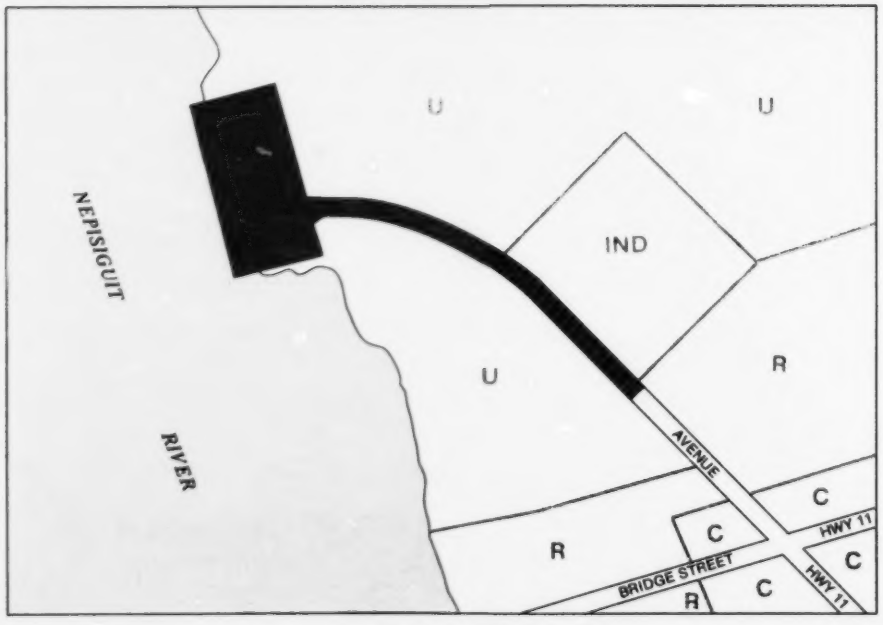
Wharf and Right of Way
Quai et droit de passage

Foot of Miramichi Avenue
Au pied de l'avenue Miramichi

OWNER / PROPRIÉTAIRE
TC / TC

CRPI / RIC:
1315011 003 DPW0 04874

STUDY YEAR / ANNÉE D'ÉTUDE
1985



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m

LEGEND / LÉGENDE

FEDERAL PROPERTY STRUCTURE LAND	PROPRIÉTÉ FÉDÉRALE STRUCTURE TERRAIN
OTHER FEDERAL PROPERTIES	AUTRES PROPRIÉTÉS FÉDÉRALES
RESIDENTIAL	RÉSIDENTIEL R
COMMERCIAL	COMMERCIAL C
INSTITUTIONAL	INSTITUTIONNEL I
INDUSTRIAL	INDUSTRIEL IND
TRANSPORTATION AND UTILITIES	TRANSPORT ET SERVICES PUBLICS T
OPEN SPACE AND RECREATION	ESPACE VERT ET RÉCRÉATION O
UNDEVELOPED	NON AMÉNAGÉ U

PROPERTY DESCRIPTION

SITE

AREA	DIMENSIONS	LEGAL DESCRIPTION	ACQUISITION DATE/COST
1.33 ha*	125 m x 61 m (wharf) 293 m x 20.3 m (Row)	N/A	1960**/$0 (exchange)

ZONING	PHYSICAL CHARACTERISTICS
LI - Light Industrial	Level, paved wharf area; upper portion of right of way is moderate grade up to Miramichi Avenue

USE	SERVICES AVAILABLE
Shipping wharf and access 1% structure, 58% wharf, 41% access	Electricity

BUILDINGS

#	STORIES	GROSS AREA	RENTABLE AREA	USABLE AREA	CONSTRUCTION DATE	HERITAGE DESIGNATION
0						

	BUILDING MATERIAL	MAJOR RENOVATIONS	OBSERVED CONDITION	REMAINING LIFE

	OCCUPANTS	RENTABLE AREA	TERM	USE	#EMPLOYEES
					0

OTHER STRUCTURES

TYPE	SIZE	CONDITION	USE
Concrete block garage	12.8 m x 9.2 m	Good	CCG Emergency equipment depot
Marginal wharf	122.9 m(length)	Good	Shipping wharf

SURROUNDING AREA

ZONING	LAND USE	DENSITY
LI-Light Industrial P-Public Open Space R2-Two Family residential	Industrial, warehousing, residential, undeveloped	Low

TRENDS	PLANNED CHANGE
Declining area (vacated warehouses)	None

OPERATION

REQUIREMENTS	ACCESS	PARKING
Docking facility for marine vessels; site for storage of CCG environmental emergency gear	Water and road	On-site parking; limited street parking

HANDICAPPED SERVICES	PLANNED ACTIVITIES
Not required	None

OPERATING EXPENSES	GROSS INCOME	CURRENT VALUE	GRANT IN LIEU OF TAXES
$400 (1984/85)	$0 (1984/85)	$40,390 (MGPV) (1982)	$1,078 (1982)

ADDITIONAL INFORMATION

*The property consists of a 7620 m^2 wharf and a 5627 m^2 right of way. **An original wharf (1938), now situated on Consolidated-Bathurst property across the river, was transferred in 1960 to the paper company in exchange for this site and wharf. Admin. (of the wharf) was transferred from PWC to TC in April 1984.

APPENDIX A

GLOSSARY OF TERMS

ECONOMIC LIFE

The estimated period over which it is anticipated that a property may profitably be utilized. The period over which a property will yield a return on the investment, over and above the economic rent due to land. This period can never exceed, and generally is shorter than, the physical life of the improvements.

EXCESS

No longer required for operational purposes by a particular department. See "Surplus Property Procedures".

FLM

Federal Land Management - FLM policy requires that departments plan their acquisition, use and disposal of lands in a manner consistent with the principle that federal lands should be managed so as to combine the efficient provision of government services with the achievement of wider social, economic and environmental objectives.

GROSS AREA - (Outside Gross)

That area measured from the outside surface of the outer building wall to the outside surface of the opposite building wall, for the area of each floor, without any deductions for opening which occur within the floor area. Where balconies and mezzanine floors occur within the exterior walls of the building, the actual area of these is measured and included.

GROSS INCOME

Potential gross income, including both the amount actually charged to commercial tenants and reimbusing government agencies, as well as the amount which would be charged to government departments.

HERITAGE DESIGNATION

Federal Heritage Building Review Office (FHBRO) - An interdepartmental advisory body responsible for identifying and evaluating heritage buildings (40 years old and older) owned by the federal government and for monitoring the conservation and continued use of these buildings. The two categories are:

Classified building - A federal heritage building that has been identified by the Government of Canada as having the highest heritage significance.

Recognized building - A federal heritage building that has been identified by the Government of Canada as having the second highest heritage significance.

MONITOR

A recommendation that a property be monitored means that it is to be observed to determine if the problem identified has been solved by the expected action.

NON-HABITABLE VACANT SPACE

Space which, by reason of design and/or condition, cannot be used to satisfy client requirement.

OPERATING EXPENSES

Total operating expenses, including repairs but not capital expenditures, or management fees.

PROPERTY

Generally refers to an area of land plus any structures that may be located thereon.

RENTABLE FLOOR AREA

That area within the outside walls computed by measuring from the inside surface of the outer building wall to the inside surface of the opposite outer building wall, except where the outer building wall consists of 50% or more glass. In the latter case, the area is computed by measuring the innermost inside surface of such glass to the inside surface of the opposite outer building wall or glass, whichever is applicable. The area includes columns and projections necessary to the building structure but excludes Building Service Area (i.e., furnace rooms, public stairs, etc.)

REVIEW

A recommendation that a property be reviewed means that it is to be re-evaluated at a specific time.

SURPLUS PROPERTY PROCEDURES

When a federal department or agency no longer has any use for a property (improved or unimproved land, including waterlots), it completes a "Notice of Excess Crown Property" form, which PWC circulates to other departments. If another department has expressed an interest in acquiring the property, this fact is taken into consideration by PWC which makes a recommendation to TBAC/FLM on the federal departmental or agency transfer of the property. When there is no federal interest, the property may be declared surplus for disposal under the Surplus Crown Assets Act. If a property is determined surplus to federal requirements, Real Estate Services Disposal Guidelines regulate the priority of disposal action and terms of sale (i.e. provincial, municipal, public tender, etc.) or lease. Structures (without land) surplus to departmental requirements are simply reported surplus under the Surplus Crown Assets Act and do not require TBAC/FLM review.

USABLE FLOOR AREA

The area within the outside walls measured and computed in the same manner as "Rentable Area" but excluding common use areas which serve the entire floor or building, known as Accessory Area (e.g. washrooms, cafeterias).

APPENDIX B

ABBREVIATIONS

Department and Agency Abbreviations:

CBC	Canadian Broadcasting Corporation
CCG	Canadian Coast Guard
CCAC	Consumer and Corporate Affairs Canada
CGR	Canadian Government Railway
CMHC	Canada Mortgage and Housing Corporation
CN	Canadian National
CNR	Canadian National Railway
CP	Canada Post
CSC	Correctional Services Canada
DOC	Department of Communications
DRIE	Regional Industrial Expansion
EC	Environment Canada
EC/EPS	Environment Protection Service
EIC	Employment and Immigration Canada
F&O	Fisheries and Oceans
HWC	Health and Welfare Canada
Jus	Department of Justice
Parks	Parks Canada
PWC	Public Works Canada
PWC/RES	Real Estate Services
RC-CE	Revenue Canada Customs and Excise
RC-T	Revenue Canada Taxation
RCMP	Royal Canadian Mounted Police
TBS	Treasury Board Secretariat
TC	Transport Canada

APPENDIX B

ABBREVIATIONS

General Abbreviations:

CBD	Central Business District
CRPI	Central Real Property Inventory
E	Estimate
FHBRO	Federal Heritage Buildings Review Office
HQ	Headquarters
MGPV	Municipal Grants Property Value
N/A	Not Available
NHS	National Historic Site
ROW	Right of Way
TBAC/FLM	Treasury Board Advisory Committee on Federal Land Management
TBAPM	Treasury Board Administrative Policy Manual
VIA	VIA Rail Inc.

APPENDIX C

ASC PUBLISHED REPORTS

Newfoundland

St. John's

Nova Scotia

Halifax-Dartmouth (update)
Sydney Region

New Brunswick

Fredericton
Moncton
Saint-John

Prince Edward Island

Charlottetown

Quebec

Bois Francs Region
The Gaspé/Iles de la Madeleine
Granby
Haut-Saguenay
Lac St. Jean
Lower St. Lawrence
Montreal Island/Laval/Longueuil
Quebec Urban Community
Montreal North Shore
Montreal South Shore
Sherbrooke
Sorel
St. Hyacinthe
Trois-Rivières Region
Valleyfield

National Capital Region (Ontario-Quebec)

Mid Seaway Corridor
Ottawa-Hull
Upper Ottawa Valley

Northwest Territories

Yellowknife

Yukon

Whitehorse

Ontario

Cornwall
Durham Regional Municipality
Guelph
Halton Regional Municipality (update)
Hamilton-Wentworth Regional Municipality (update)
Kingston
London
Niagara Region
North Bay
Peel Regional Municipality (update)
Peterborough
Sault Ste. Marie
Sudbury
Thunder Bay
Timmins
Toronto Metropolitan Municipality
Waterloo Regional Municipality (update)
Windsor
York Regional Municipality

Manitoba

Winnipeg

Saskatchewan

Prince Albert
Regina
Saskatoon (1978, 1985)

Alberta

Calgary
Edmonton
Red Deer

British Columbia

Fraser Valley
Kootenays
Okanagan Region
Thompson-Nicola Regional District
Vancouver
Vancouver Island
Victoria

APPENDIX D

B I B L I O G R A P H Y

Black, W.A. and J.W. Maxwell "Resource Utilization: Change and Adaptation" in A.G. Macpherson (ed.) Studies in Canadian Geography - The Atlantic Provinces, University of Toronto Press, Toronto and Buffalo 1972.

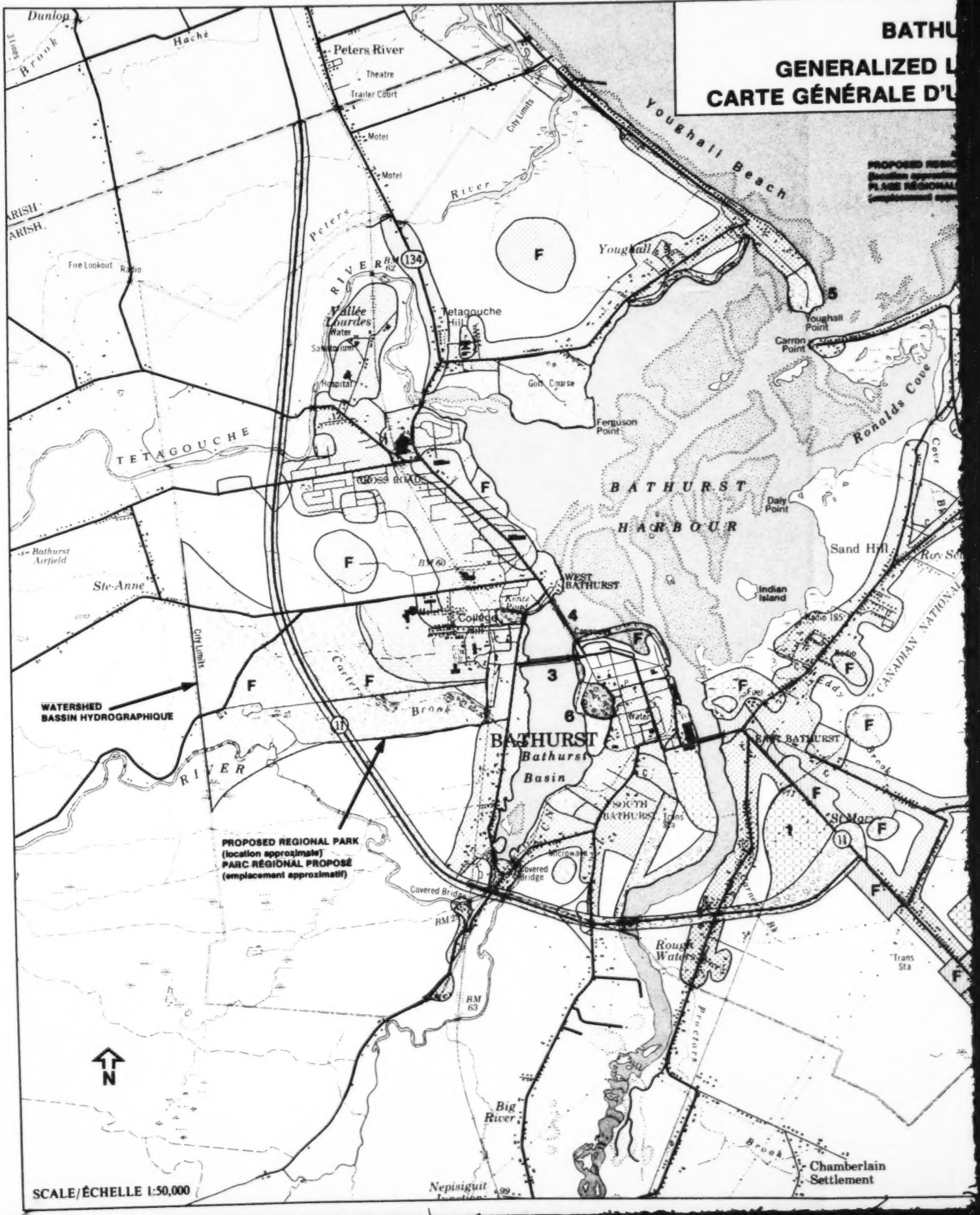
City of Bathurst The City of Bathurst Municipal Plan By-Law (By-Law No. 806), Bathurst 1985.

PWC Accommodation Plan - Bathurst, New Brunswick, Halifax 1983.

PWC Bathurst N.B. - UIC Project, Halifax 1976.

SC, Census of Canada 1981, 1971 (selected characteristics), Ottawa.

Woods, Gordon and Co. City of Bathurst Impact Study Technical Report, Toronto 1976.


BATHU
GENERALIZED L
CARTE GÉNÉRALE D'U
Dunlop
Hache
Peters River
Theatre
Trailer Court
Motel
Motel
City Limits
Youghall Beach
River
Peters
Youghall
Fire Lookout
Radio
RIVER
BM 62
134
Vallée Lourdes
Water
Sanatorium
Hospital
Tetagouche Hill
Golf Course
Youghall Point
Carron Point
Ronalds Cove
Ferguson Point
TETAGOUCHE
Cross Road
BATHURST
HARBOUR
Daly Point
Sand Hill
Bathurst Airfield
Ste-Anne
WEST BATHURST
Indian Island
College
City Limits
Carter Brook
WATERSHED
BASSIN HYDROGRAPHIQUE
RIVER
BATHURST
Bathurst
Basin
EAST BATHURST
SOUTH BATHURST
Trans Sta
PROPOSED REGIONAL PARK
(location approximate)
PARC RÉGIONAL PROPOSÉ
(emplacement approximatif)
Microwave
Covered Bridge
BM 2
Rough Waters
BM 63
Big River
Chamberlain Settlement
Nepisiguit Junction
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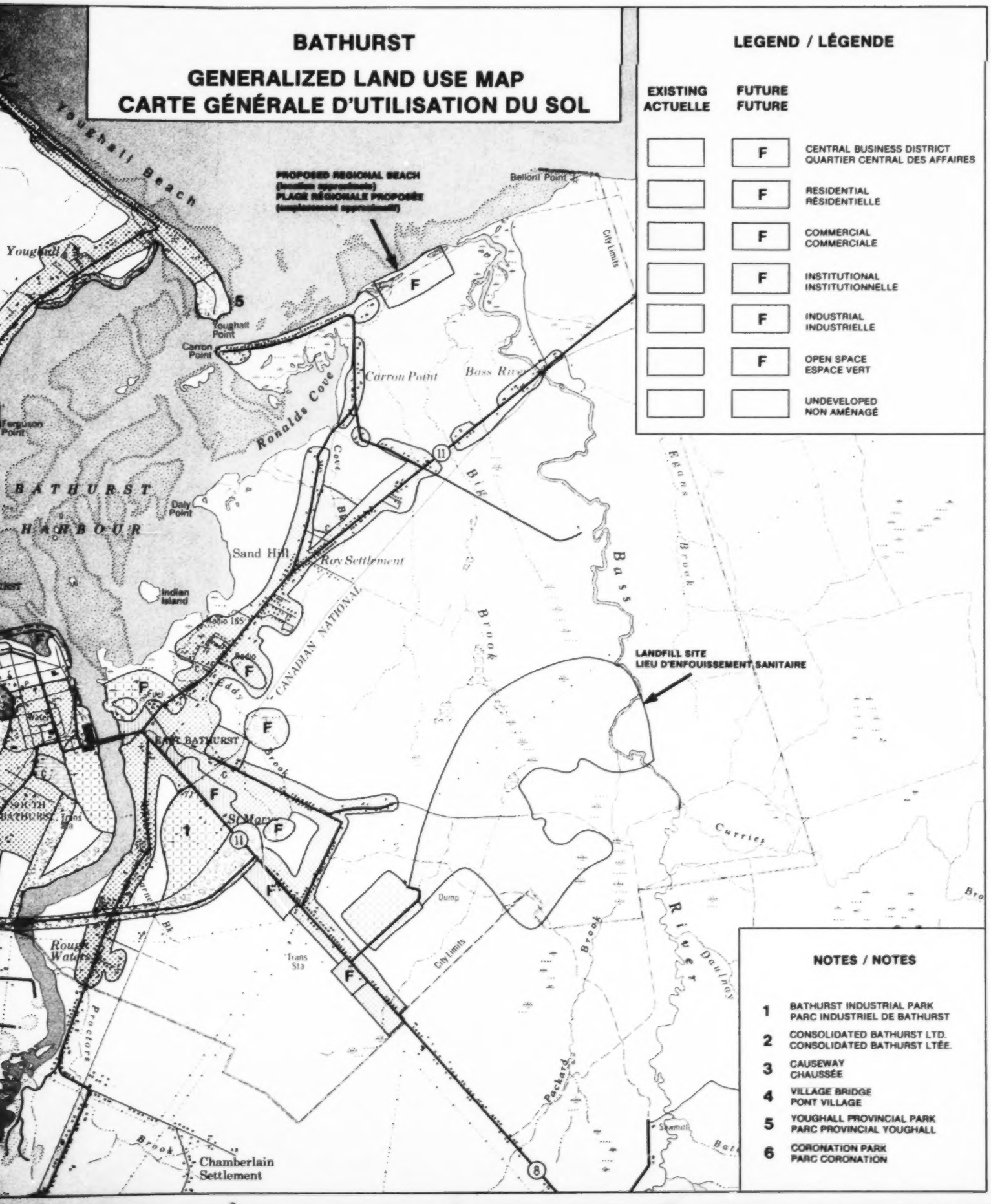
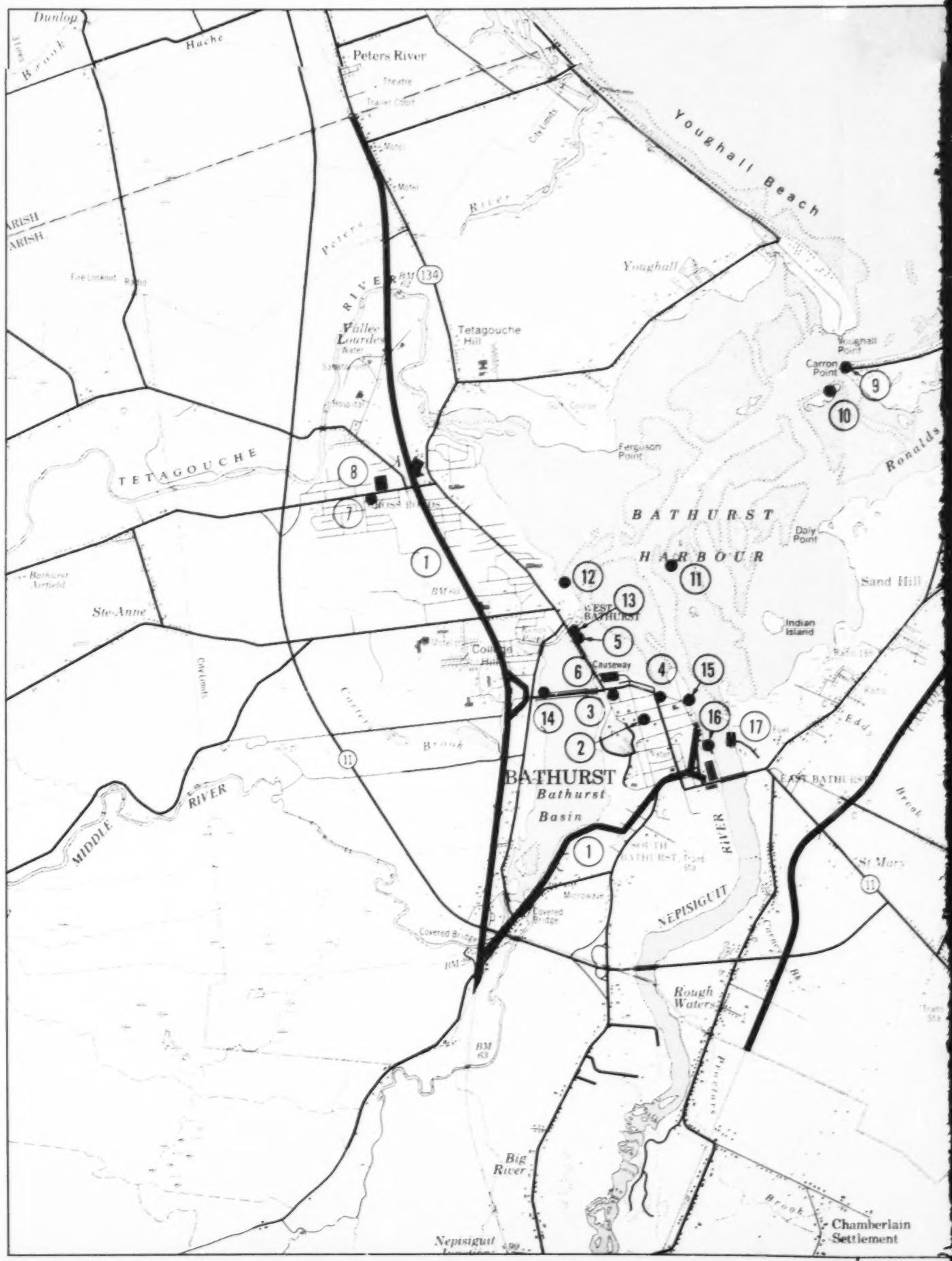
SCALE/ÉCHELLE 1:50,000


BATHURST
GENERALIZED LAND USE MAP
CARTE GÉNÉRALE D'UTILISATION DU SOL
LEGEND / LÉGENDE
EXISTING ACTUELLE
FUTURE FUTURE
F CENTRAL BUSINESS DISTRICT QUARTIER CENTRAL DES AFFAIRES
F RESIDENTIAL RÉSIDENTIELLE
F COMMERCIAL COMMERCIALE
F INSTITUTIONAL INSTITUTIONNELLE
F INDUSTRIAL INDUSTRIELLE
F OPEN SPACE ESPACE VERT
UNDEVELOPED NON AMÉNAGÉ
PROPOSED REGIONAL BEACH (location approximate) PLAGE RÉGIONALE PROPOSÉE (emplacement approximatif)
LANDFILL SITE LIEU D'ENFOUISSEMENT SANITAIRE
NOTES / NOTES
1 BATHURST INDUSTRIAL PARK PARC INDUSTRIEL DE BATHURST
2 CONSOLIDATED BATHURST LTD. CONSOLIDATED BATHURST LTÉE.
3 CAUSEWAY CHAUSSÉE
4 VILLAGE BRIDGE PONT VILLAGE
5 YOUGHALL PROVINCIAL PARK PARC PROVINCIAL YOUGHALL
6 CORONATION PARK PARC CORONATION
Youghall Beach
Youghall
Youghall Point
Carron Point
Ronalds Cove
Carron Point
Bass River
Bellont Point
City Limits
Ferguson Point
BATHURST HARBOUR
Daly Point
Sand Hill
Roy Settlement
Indian Island
CANADIAN NATIONAL
Eddy
Fuel
Water
EAST BATHURST
St Mary's
Rough Waters
Trans
Dump
City Limits
Curries
Brook
River
Daulay
Packard
Chamberlain Settlement
Brook
Evans Brook
Bass


Dunlop
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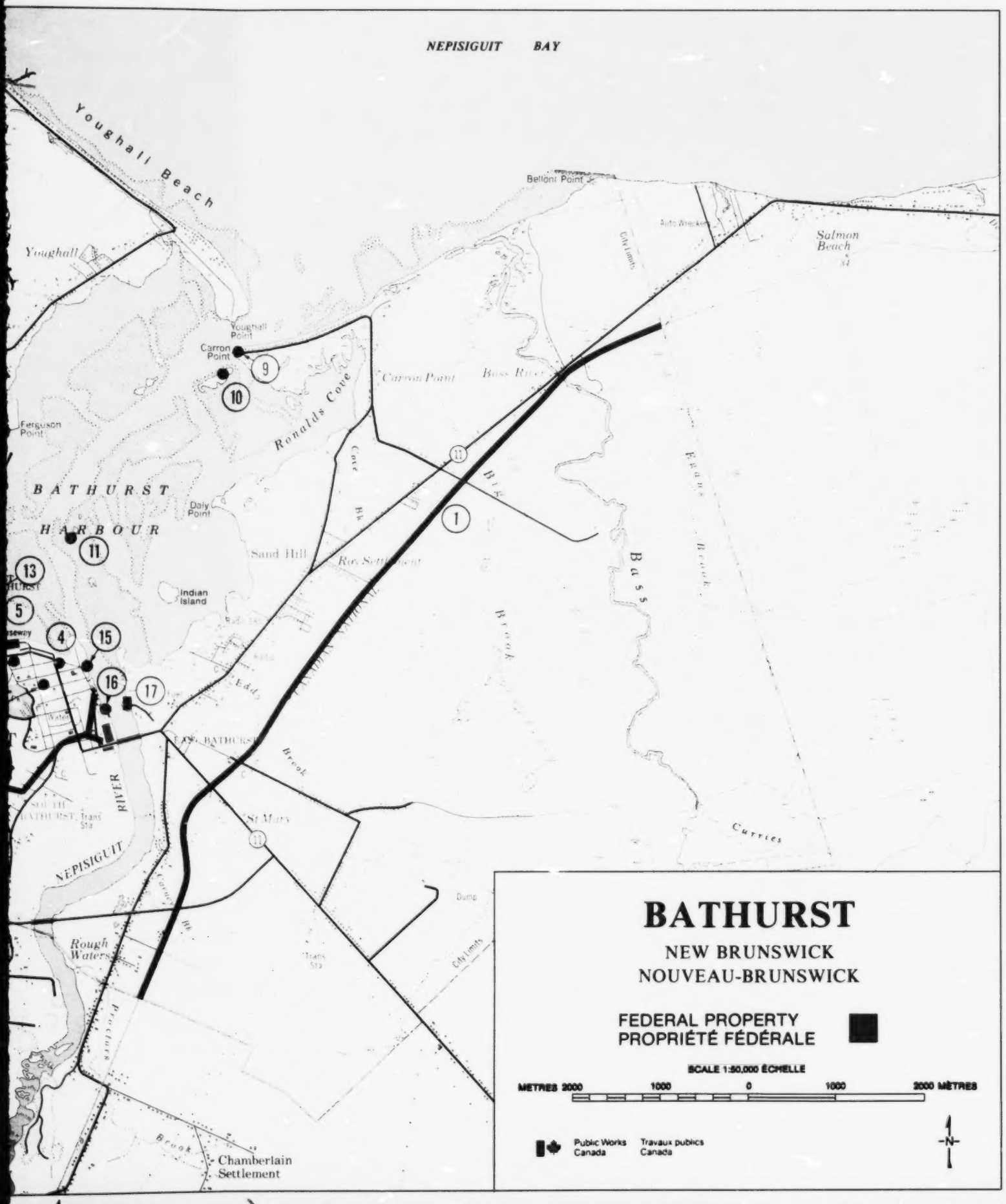
Youghall Beach
Youghall
Carron Point
Tetagouche Hill
Vallée Lourdes
TETAGOUCHE
Ferguson Point
Ronalds
BATHURST HARBOUR
Daly Point
Sand Hill
Indian Island
Bathurst Airfield
Ste-Anne
Causeway
BATHURST
Bathurst Basin
MIDDLE RIVER
NEPISIGUIT RIVER
St Mary's
Rough Waters
Big River
Nepisiguit
Chamberlain Settlement


NEPISIGUIT BAY
Youghall Beach
Youghall
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Salmon Beach
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Carron Point
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Bass River
Ronalds Cove
Ferguson Point
BATHURST HARBOUR
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SOUTH BATHURST Trans Sta
RIVER
NEPISIGUIT
St Mary's
Dump
Rough Waters
Chamberlain Settlement
BATHURST
NEW BRUNSWICK
NOUVEAU-BRUNSWICK
FEDERAL PROPERTY
PROPRIÉTÉ FÉDÉRALE
SCALE 1:50,000 ÉCHELLE
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Public Works Canada
Travaux publics Canada
N

LEGEND OF FEDERAL PROPERTIES, BATHURST, NEW BRUNSWICK

LÉGENDE DES PROPRIÉTÉS FÉDÉRALES, BATHURST, NOUVEAU-BRUNSWICK

Site	Owner Propriétaire	Title Titre	Address Adresse	Area (ha) Superficie (ha)
1	CNR CN	Canadian Government Railway Lands Terrains des chemins de fer du gouvernement du Canada	Bathurst Bathurst	N/A
2	CP PC	Canada Post Building Immeuble de Postes Canada	St. Patrick Street at King Avenue Au coin de la rue St-Patrick et de l'avenue King	0.24
3	ND DN	Armoury Manège militaire	Main Street at Douglas Avenue Au coin de la rue Main et de l'avenue Douglas	0.08
4	Parks Parcs	Nicholas Denys National Historic Site Lieu national historique Nicholas Denys	Main Street and Murray Avenue Au coin de la rue Main et de l'avenue Murray	0.08
5	PWC TPC	Former Wharf Site Ancien emplacement d'un quai	Village Bridge Pont Village	0.06
6	PWC TPC	Nicholas Denys Building Immeuble Nicholas Denys	Harbourview Blvd. Boulevard Harbourview	0.86
7	RCMP GRC	Police Detachment Détachement	1370 Johnson Avenue 1370, avenue Johnson	0.20
8	RCMP GRC	Detachment Site Emplacement pour un détachement	Vanier Boulevard Boulevard Vanier	1.30
9	TC TC	Carron Point Range Front Light Feu avant de direction, Pointe Carron	Carron Point Pointe Carron	0.03
10	TC TC	Carron Point Range Back Light Feu arrière de direction, Pointe Carron	Carron Point Pointe Carron	0
11	TC TC	West Bathurst Range Front Light Feu avant de direction, Bathurst-ouest	Nepisiquit River Channel Chenal de la rivière Nepisiquit	0
12	TC TC	West Bathurst Range Back Light Feu arrière de direction, Bathurst-ouest	Off Riverside Drive Près de la promenade Riverside	0
13	TC TC	Middle River Range Front Light Feu avant de direction, rivière Middle	Village Bridge Pont Village	0
14	TC TC	Middle River Range Back Light Feu arrière de direction, rivière Middle	Riverside Drive at Queen Street Au coin de la promenade Riverside et de la rue Queen	0
15	TC TC	Nepisiguit River Range Front Light Feu avant de direction, rivière Nepisiguit	Foot of St. Andrew Street Au début de la rue St-Andrew	0
16	TC TC	Nepisiguit River Range Back Light Feu arrière de direction, rivière Nepisiguit	Wharf on Main Street Quai sur la rue Main	0
17	TC TC	Wharf and Right-of-Way Quai et droit de passage	Foot of Miramichi Avenue Au début de l'avenue Miramichi	1.33

Source: The base map was obtained from the National Topographical System, Surveys and Mapping Branch, Department of Energy, Mines and Resources

La carte de base a été obtenue du Service topographique national, Direction des levés et de la cartographie, Ministère de l'Énergie, Mines et Ressources Canada.